

Central Area

Area: 015

Residential Revalue for 2015 Assessment Roll



Photo obtained from Google Earth

Area 015 is located just east of downtown Seattle, within close proximity to the downtown business district, and has easy access to both Interstate 5 and Interstate 90. It is bordered by the International District, First Hill, Capitol Hill, Leschi, and Madison Park. The Central Area is one of Seattle's oldest residential neighborhoods; and is currently undergoing gentrification, with older homes being torn down or renovated and new dwellings being constructed on infill lots. Much of the new construction consists of townhouse plats interspersed with new detached dwellings.



King County

Department of Assessments

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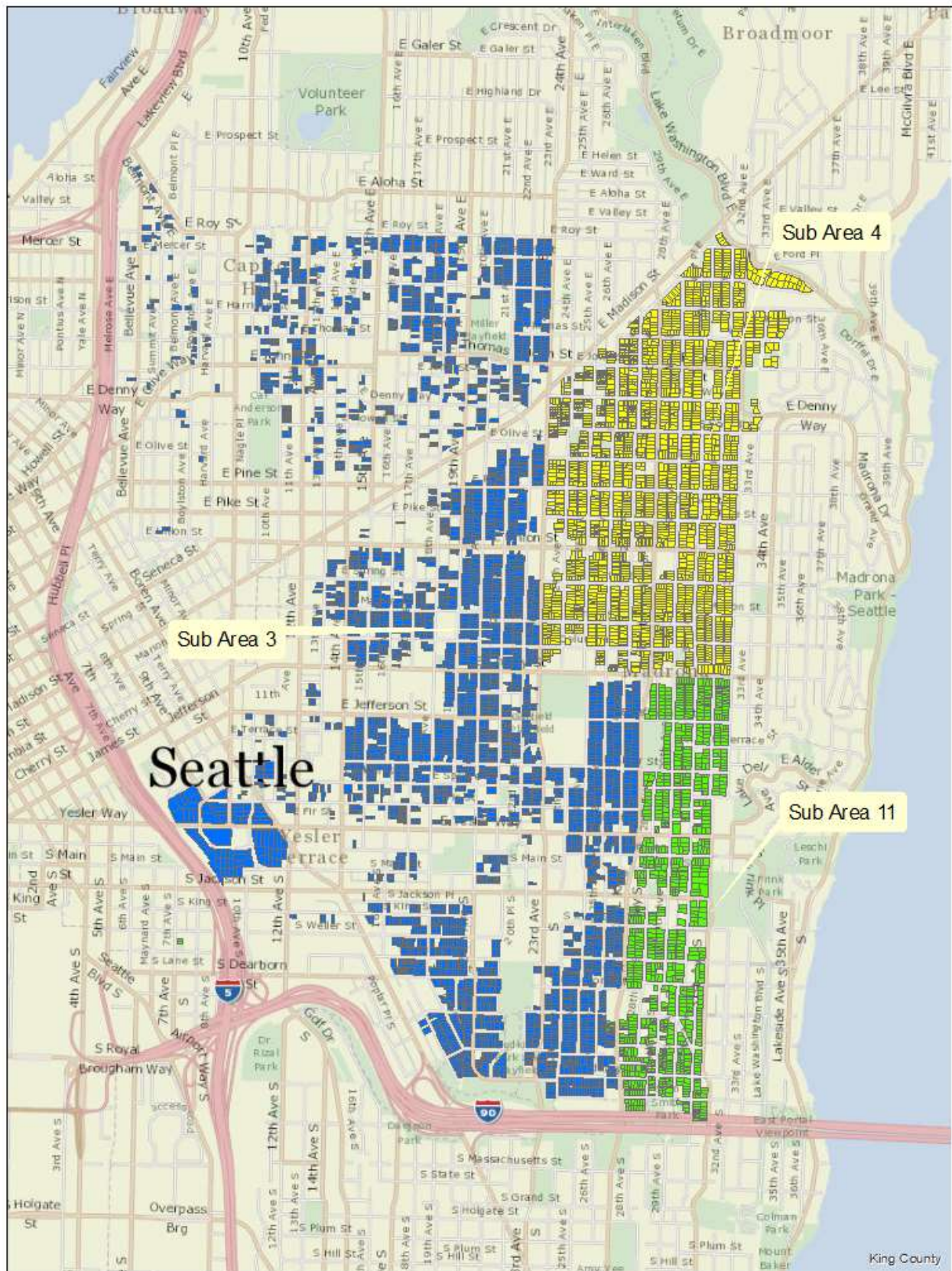
Seattle, WA 98104-2384

OFFICE (206) 296-7300 FAX (206) 296-0595

Email: assessor.info@kingcounty.gov

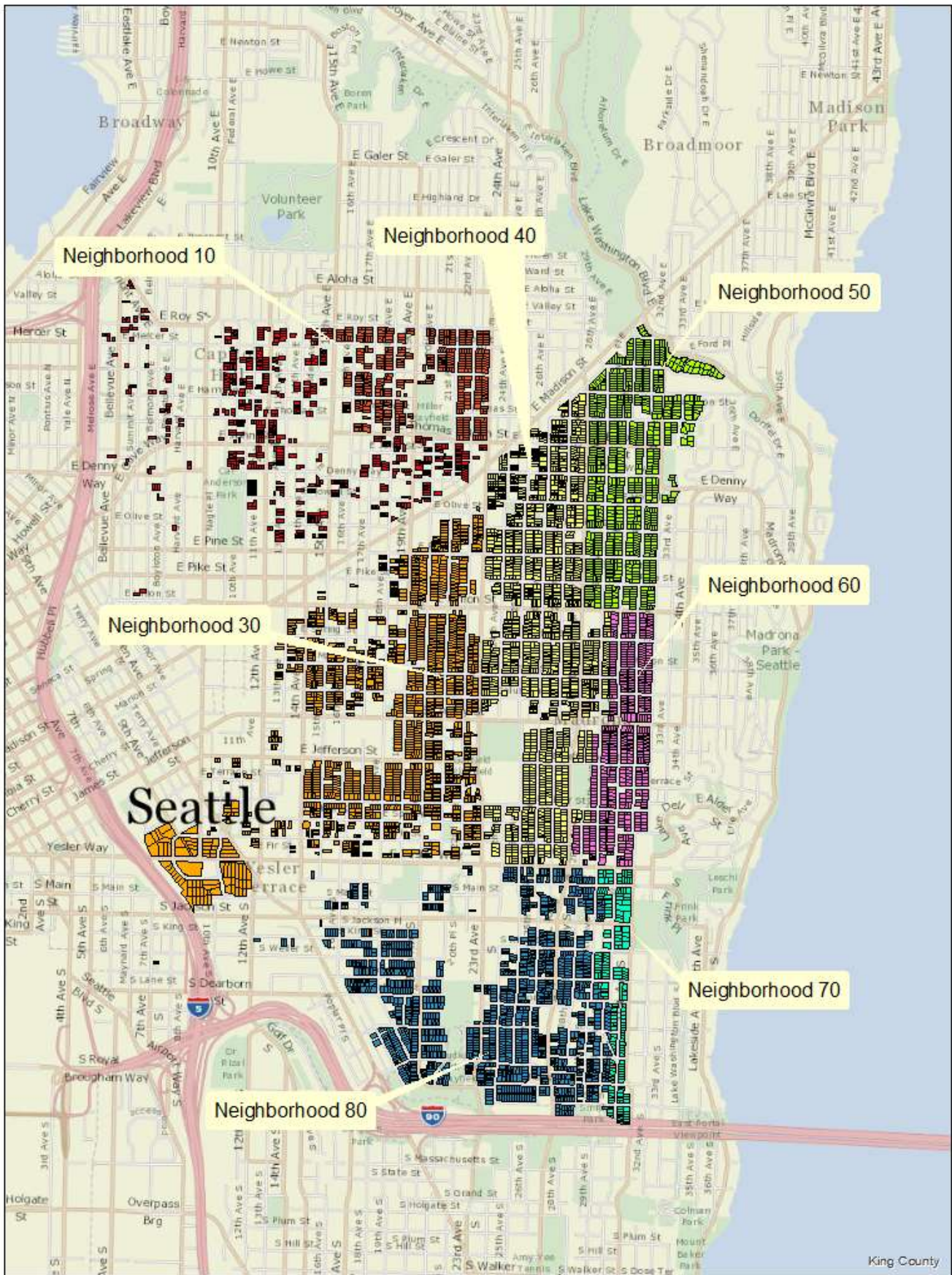
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Area 015 Map



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Neighborhood Map



Area 015 Housing Profile



Grade 6/ Year Built 1910/ Total Living Area 1,200
Account Number 073000-0165



Grade 7/ Year Built 1912/ Total Living Area 1,270
Account Number 000760-0036



Grade 8/ Year Built 2005/ Total Living Area 1,290
Account Number 095500-0375



Grade 9/ Year Built 1909/ Total Living Area 2,780
Account Number 125020-1435



Grade 10/ Year Built 2008/ Total Living Area 2,650
Account Number 722850-2290



Grade 11/ Year Built 2011/ Total Living Area 2610
Account Number 255995-0050

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration.
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain.
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Executive Summary

Central Area - Area 015

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2014
Number of Improved Sales: 1174
Range of Sale Dates: 1/1/2012 – 12/31/2014 Sales were time adjusted to 1/1/2015

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2014 Value	\$148,300	\$339,400	\$487,700			9.92%
2015 Value	\$185,800	\$368,000	\$553,800	\$592,200	94.7%	9.75%
\$ Change	+\$37,500	+\$28,600	+\$66,100			
% Change	+25.3%	+8.4%	+13.6%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 9.75% is an improvement from the previous COD of 9.92%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
2014 Value	\$178,800	\$274,900	\$453,700
2015 Value	\$224,300	\$292,500	\$516,800
\$ Change	+\$45,500	+\$17,600	+\$63,100
% Change	+25.4%	+6.4%	+13.9%

Number of one to three unit residences in the population: 7,358

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a sub area variable and plat variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 4 was generally at a lower assessment level, Plat 255995 (The Sanctuary) was generally at higher assessment level than the rest of the population. This annual update valuation model corrects for these strata differences.

Area 015 - Model Adjustments

1-3 Unit Residences

2015 Total Value = 2014 Total Value + Overall (+/-) Characteristic Adjustments

Standard Area Adjustment	# Parcels Adjusted	% of Population
+12.60%	5,223	71%

Due to truncating the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

The percentages listed in the following table are total adjustments, not additive adjustments.

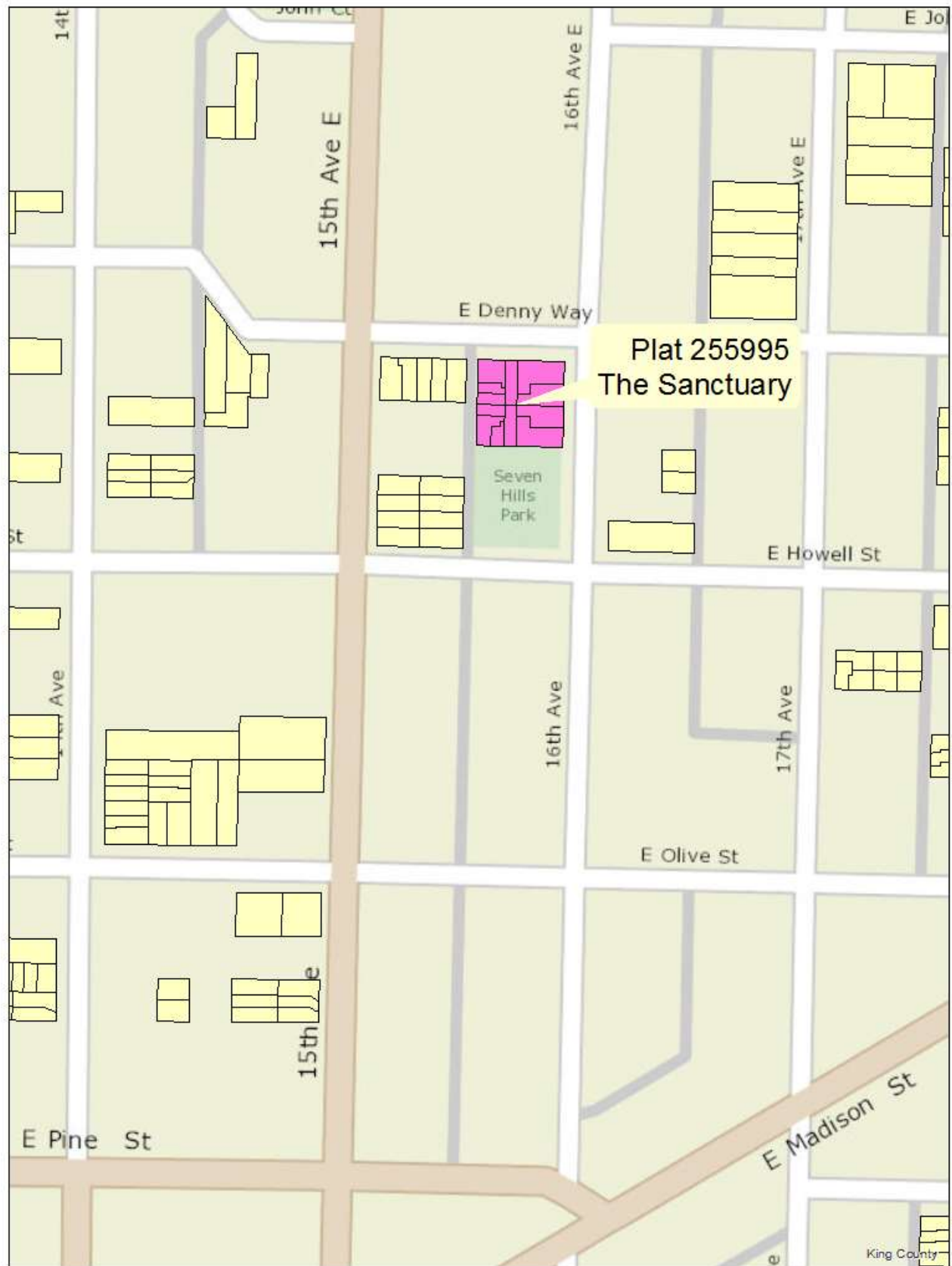
Model Variable	Adj %	# Sales	# in Pop	% Rep
Plat 255995 The Sanctuary	-1.24%	12	12	100%
Sub Area 4	+17.43%	328	2123	15%

There were no properties that would receive a multiple variable adjustment.

Generally, Plat 255995 (The Sanctuary) parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

Generally, Sub Area 4 parcels were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

Area 015 - Plat Map



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Area 015 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
255995	The Sanctuary	12	12	100%	SW28254	3	11	2011

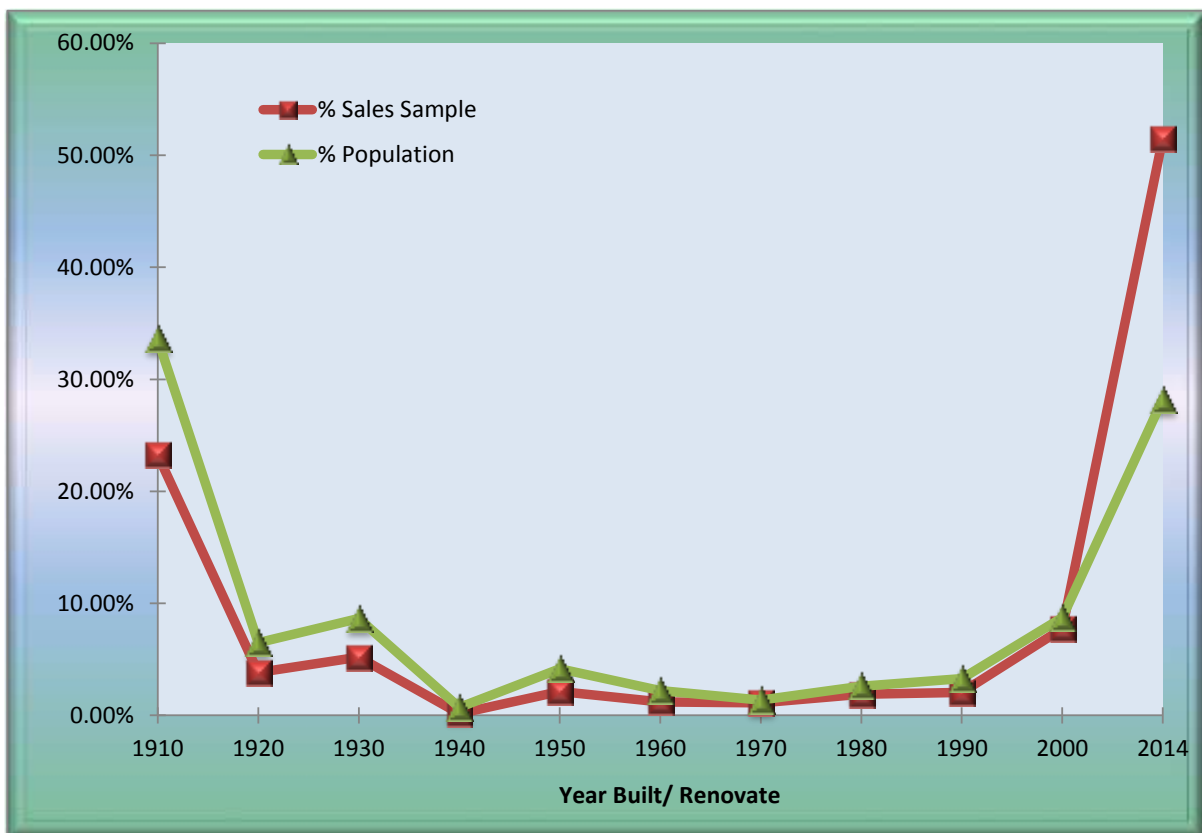
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	273	23.25%
1920	45	3.83%
1930	61	5.20%
1940	2	0.17%
1950	25	2.13%
1960	14	1.19%
1970	13	1.11%
1980	22	1.87%
1990	24	2.04%
2000	91	7.75%
2014	604	51.45%
1,174		

Population

Year Built/Ren	Frequency	% Population
1910	2,474	33.62%
1920	478	6.50%
1930	636	8.64%
1940	51	0.69%
1950	305	4.15%
1960	163	2.22%
1970	100	1.36%
1980	191	2.60%
1990	242	3.29%
2000	643	8.74%
2014	2,075	28.20%
7,358		



Sales of new homes built over the last few years are over represented in this sample.

This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

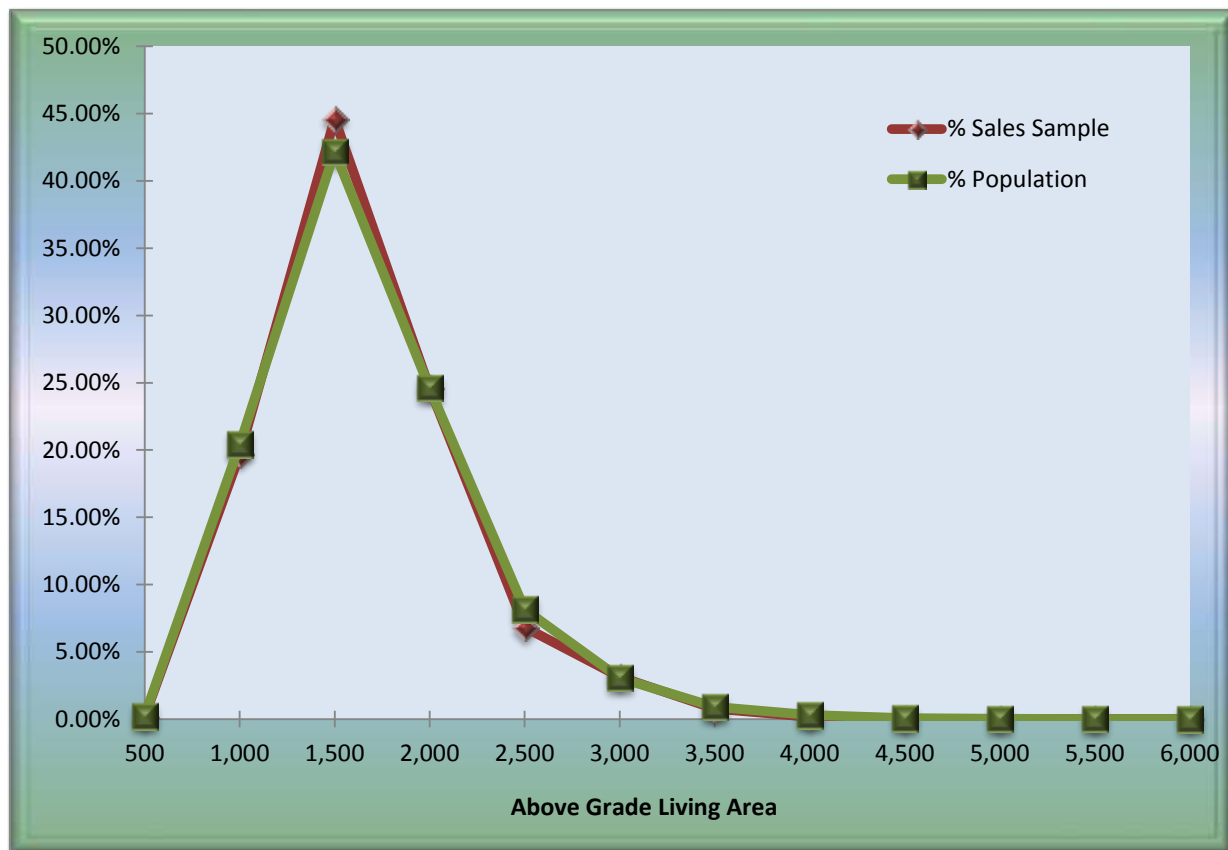
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	2	0.17%
1,000	231	19.68%
1,500	524	44.63%
2,000	289	24.62%
2,500	80	6.81%
3,000	37	3.15%
3,500	9	0.77%
4,000	2	0.17%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
1174		

Population

AGLA	Frequency	% Population
500	17	0.23%
1,000	1,503	20.43%
1,500	3,104	42.19%
2,000	1,811	24.61%
2,500	600	8.15%
3,000	225	3.06%
3,500	68	0.92%
4,000	22	0.30%
4,500	5	0.07%
5,000	2	0.03%
5,500	1	0.01%
6,000	0	0.00%
7,358		



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area (AGLA). This distribution is ideal for both accurate analysis and appraisals.

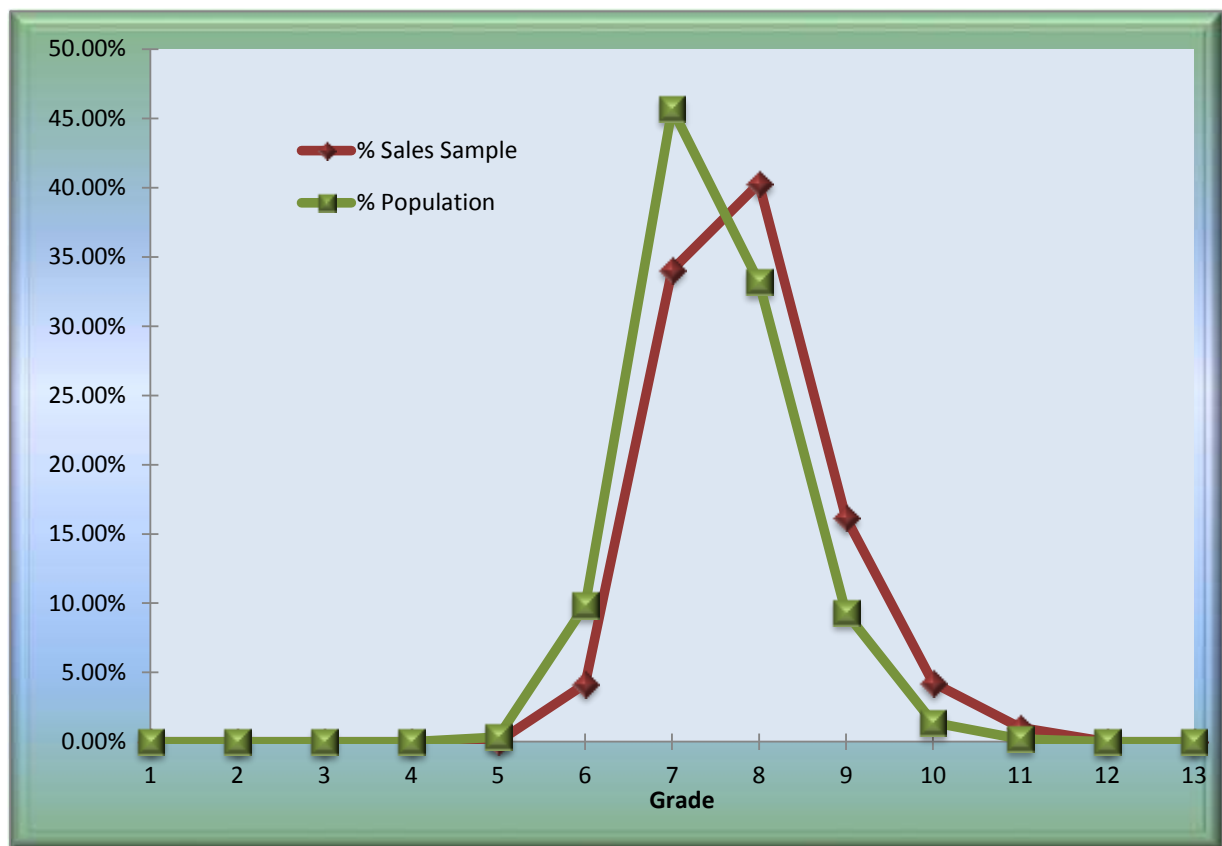
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	49	4.17%
7	400	34.07%
8	473	40.29%
9	190	16.18%
10	50	4.26%
11	12	1.02%
12	0	0.00%
13	0	0.00%
1174		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	25	0.34%
6	725	9.85%
7	3,362	45.69%
8	2,442	33.19%
9	687	9.34%
10	102	1.39%
11	15	0.20%
12	0	0.00%
13	0	0.00%
7,358		



The sales sample frequency distribution follows the population distribution fairly closely with regard to Building Grades. This distribution is adequate for both accurate analysis and appraisals.

Area 015 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2015**.

For example, a sale of \$475,000 which occurred on October 1, 2013 would be adjusted by the time trend factor of 1.137, resulting in an adjusted value of \$540,000 ($\$475,000 \times 1.137 = \$540,075$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.329	32.9%
2/1/2012	1.319	31.9%
3/1/2012	1.311	31.1%
4/1/2012	1.301	30.1%
5/1/2012	1.292	29.2%
6/1/2012	1.283	28.3%
7/1/2012	1.274	27.4%
8/1/2012	1.265	26.5%
9/1/2012	1.256	25.6%
10/1/2012	1.247	24.7%
11/1/2012	1.237	23.7%
12/1/2012	1.228	22.8%
1/1/2013	1.219	21.9%
2/1/2013	1.210	21.0%
3/1/2013	1.201	20.1%
4/1/2013	1.192	19.2%
5/1/2013	1.183	18.3%
6/1/2013	1.174	17.4%
7/1/2013	1.165	16.5%
8/1/2013	1.155	15.5%
9/1/2013	1.146	14.6%
10/1/2013	1.137	13.7%
11/1/2013	1.128	12.8%
12/1/2013	1.119	11.9%
1/1/2014	1.109	10.9%
2/1/2014	1.100	10.0%
3/1/2014	1.092	9.2%
4/1/2014	1.082	8.2%
5/1/2014	1.073	7.3%
6/1/2014	1.064	6.4%
7/1/2014	1.055	5.5%
8/1/2014	1.046	4.6%
9/1/2014	1.037	3.7%
10/1/2014	1.028	2.8%
11/1/2014	1.018	1.8%
12/1/2014	1.009	0.9%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 015 is: $(.843710890242393 + 0.118197277174599 * 0.01022147 - 0.000250521343210435 * \text{SaleDay} - 0.0347078945315461 * 0.2793867) / (.843710890242393 + 0.118197277174599 * 0.01022147 - 0.0347078945315461 * 0.2793867)$

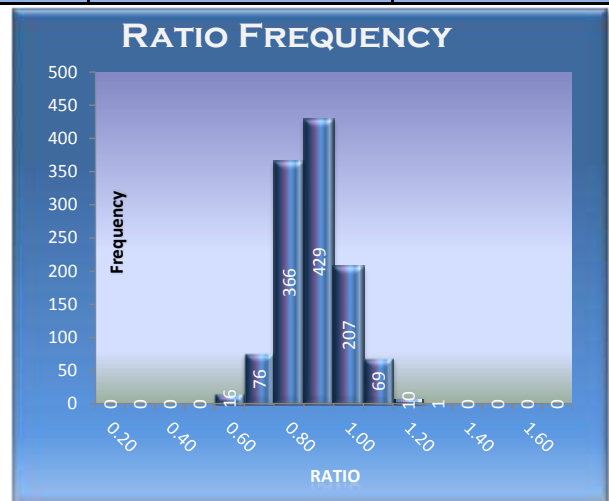
$\text{SaleDay} = \text{SaleDate} - 42005$

$\text{SaleDaySq} = (\text{SaleDate} - 42005)^2$

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: WC / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Central Area	1/1/2014	3/25/2015	1/2012 - 12/2014
Area Number: 015	Appr ID:	Property Type:	Adjusted for time?
	MDEL	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	1,174
Mean Assessed Value	\$487,700
Mean Adj. Sales Price	\$592,200
Standard Deviation AV	\$154,516
Standard Deviation SP	\$201,962
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.835
Median Ratio	0.831
Weighted Mean Ratio	0.824
UNIFORMITY	
Lowest ratio	0.508
Highest ratio:	1.207
Coefficient of Dispersion	9.92%
Standard Deviation	0.105
Coefficient of Variation	12.53%
Price Related Differential (PRD)	1.014
RELIABILITY	
95% Confidence: Median	
Lower limit	0.823
Upper limit	0.840
95% Confidence: Mean	
Lower limit	0.829
Upper limit	0.841
SAMPLE SIZE EVALUATION	
N (population size)	7,358
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.105
Recommended minimum:	18
Actual sample size:	1,174
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	599
# ratios above mean:	575
z:	0.700
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 015

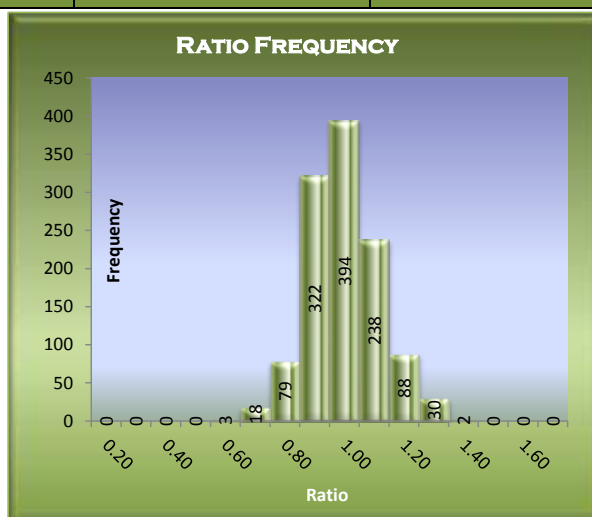
Sales Prices are adjusted for time to the Assessment Date of 1/1/2015



Annual Update Ratio Study Report (After) – 2015 Assessments

District: WC / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Central Area	1/1/2015	3/25/2015	1/2012 - 12/2014
Area Number: 015	Appr. ID:	Property Type:	Adjusted for time?
	MDEL	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	1,174
Mean Assessed Value	\$553,800
Mean Sales Price	\$592,200
Standard Deviation AV	\$171,046
Standard Deviation SP	\$201,962
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.949
Median Ratio	0.947
Weighted Mean Ratio	0.935
UNIFORMITY	
Lowest ratio	0.571
Highest ratio:	1.355
Coefficient of Dispersion	9.75%
Standard Deviation	0.117
Coefficient of Variation	12.36%
Price Related Differential (PRD)	1.015
RELIABILITY	
95% Confidence: Median	
Lower limit	0.938
Upper limit	0.955
95% Confidence: Mean	
Lower limit	0.942
Upper limit	0.956
SAMPLE SIZE EVALUATION	
N (population size)	7,358
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.117
Recommended minimum:	22
Actual sample size:	1,174
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	597
# ratios above mean:	577
z:	0.584
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 015 Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.

Annual Update Process

Effective Date of Appraisal: January 1, 2015

Date of Appraisal Report: March 25, 2015

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2014
5. Existing residences where the data for 2014 is significantly different than the data for 2015 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2014 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

(See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)

Land Update

Based on the 18 usable land sales available in the area, their 2014 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +25.4% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

Sub Area 3:

2015 Land Value = 2014 Land Value * 1.300, with the result truncated to the next \$1,000.

Sub Areas 4 & 11:

2015 Land Value = 2014 Land Value * 1.200, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a sub area variable and plat variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 4 was

generally at a lower assessment level, Plat 255995 (The Sanctuary) was generally at higher assessment level than the rest of the population. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels and parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 1,174 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2015. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:

$$\text{2015 Total Value} = \text{2014 Total Value} * (1 - 0.05) / (.843710890242394 + 0.118197277174599 * \text{Plat_255995} - 0.0347078945315462 * \text{Sub4})$$

The resulting total value is truncated to the next \$1,000, *then*:

$$\text{2015 Improvements Value} = \text{2015 Total Value} \text{ minus } \text{2015 Land Value}$$

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 0.947. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +13.9%. This increase is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Revalue Plan, separate studies, and statutes.

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Year Land Value + Previous Year Improvement Value) * 1.136.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If “accessory improvements only”, the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (Previous Year Land Value + Previous Year Improvement Value) * 1.136.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.

- If improvements and accessories \leq \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.

Any properties excluded from the annual up-date process are noted in RealProperty.

Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	30	912610	0360	10/18/12	\$243,000	\$302,000	620	6	1923	Avg	3,600	N	N	615 21ST AVE
3	80	125020	0345	10/24/14	\$230,000	\$235,000	680	6	1903	Good	2,400	N	N	2512 S KING ST
3	30	912610	1201	09/16/14	\$365,000	\$377,000	680	6	1917	Avg	4,800	N	N	710 21ST AVE
3	40	684070	0960	03/26/13	\$225,570	\$269,000	700	6	1950	Avg	5,000	N	N	357 MARTIN LUTHER KING JR WAY
3	80	140030	0096	09/15/14	\$260,000	\$268,000	760	6	1910	Avg	1,904	N	N	707 MARTIN LUTHER KING JR WAY S
3	30	754480	0380	03/03/13	\$232,000	\$279,000	800	6	1908	Good	1,950	N	N	500 22ND AVE
3	80	193730	0005	06/17/13	\$320,000	\$374,000	820	6	1945	Good	6,500	N	N	1802 S DEARBORN ST
3	80	725420	0035	02/25/12	\$349,000	\$458,000	830	6	1904	VGood	2,600	N	N	110 26TH AVE S
3	40	981870	0675	07/09/12	\$283,500	\$361,000	840	6	1961	Good	3,200	N	N	501 27TH AVE
3	30	722850	1876	11/17/14	\$425,000	\$431,000	860	6	1941	Avg	5,000	N	N	1619 21ST AVE
3	30	754480	0350	12/09/13	\$263,000	\$294,000	890	6	1901	Good	3,000	N	N	517 23RD AVE
3	30	982670	1765	08/08/14	\$715,000	\$746,000	900	6	1956	Avg	7,680	N	N	206 22ND AVE
3	80	872810	0585	10/12/12	\$234,000	\$291,000	920	6	1911	Avg	2,730	N	N	1103 20TH AVE S
3	40	981870	0571	04/18/14	\$360,000	\$388,000	920	6	1965	VGood	4,000	N	N	336 27TH AVE
3	80	516070	0045	10/03/12	\$259,000	\$323,000	940	6	1903	Good	4,000	N	N	931 25TH AVE S
3	30	225850	0049	06/02/14	\$469,000	\$499,000	950	6	1948	VGood	4,250	N	N	730 19TH AVE
3	80	636290	0115	08/26/14	\$405,000	\$421,000	980	6	1902	Avg	5,040	N	N	719 26TH AVE S
3	30	912610	0156	06/22/12	\$250,000	\$319,000	990	6	1903	Avg	2,550	N	N	825 21ST AVE
3	30	912610	0346	06/17/14	\$350,000	\$371,000	1,010	6	1901	Avg	3,600	N	N	605 21ST AVE
3	80	332000	0855	09/11/13	\$465,000	\$532,000	1,020	6	1924	Avg	7,620	Y	N	705 18TH AVE S
3	30	912610	0575	11/05/13	\$434,765	\$490,000	1,060	6	1917	Good	3,600	N	N	414 20TH AVE
3	80	516070	0115	01/17/14	\$319,000	\$352,000	1,080	6	1977	Avg	4,000	N	N	926 25TH AVE S
3	80	125020	0605	06/24/14	\$265,000	\$280,000	1,190	6	1904	Avg	3,600	N	N	426 26TH AVE S
3	30	225450	2445	05/30/14	\$385,000	\$410,000	1,220	6	1901	Avg	4,800	N	N	831 20TH AVE
3	30	794930	0040	10/18/13	\$355,000	\$402,000	1,460	6	1905	Avg	2,592	N	N	1225 E JEFFERSON ST
3	80	125020	0495	06/24/14	\$455,000	\$481,000	1,970	6	1901	Avg	6,960	N	N	304 26TH AVE S
3	80	605860	0220	09/23/13	\$225,000	\$256,000	1,980	6	1900	Avg	2,500	N	N	812 24TH AVE S
3	10	600300	0851	05/22/14	\$353,000	\$377,000	550	7	2008	Avg	1,279	N	N	1622 14TH AVE
3	10	304320	0169	04/09/13	\$237,799	\$283,000	626	7	1997	Avg	1,319	N	N	1817 B 20TH AVE
3	80	331950	0295	10/15/13	\$279,000	\$316,000	700	7	2003	Avg	1,483	N	N	2011 E S WASHINGTON ST
3	10	366750	0132	04/30/13	\$333,000	\$394,000	700	7	2006	Avg	494	N	N	116 B 20TH AVE E

Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	30	225850	0020	10/03/13	\$375,000	\$426,000	710	7	1912	Good	4,930	N	N	703 19TH AVE
3	30	722850	1905	04/16/12	\$209,000	\$271,000	710	7	1985	Avg	956	N	N	2004 E PINE ST
3	10	949770	0053	09/16/13	\$340,000	\$388,000	720	7	2003	Avg	587	N	N	107 B 21ST AVE E
3	10	366750	0148	04/08/14	\$378,000	\$408,000	720	7	2004	Avg	591	N	N	2003 E JANSEN CT
3	10	366750	0149	02/05/13	\$330,050	\$399,000	720	7	2004	Avg	905	N	N	2005 E JANSEN CT
3	80	152330	0140	09/04/14	\$325,000	\$337,000	730	7	2009	Avg	1,942	N	N	906 26TH AVE S
3	80	152330	0155	04/30/14	\$300,000	\$322,000	730	7	2009	Avg	2,044	N	N	916 26TH AVE S
3	80	152330	0180	07/09/14	\$321,500	\$338,000	730	7	2008	Avg	1,942	N	N	924 26TH AVE S
3	80	331950	1840	05/11/12	\$370,500	\$478,000	740	7	1907	Good	4,480	N	N	1810 S WELLER ST
3	30	754480	0195	08/13/14	\$415,000	\$433,000	760	7	1900	Avg	3,000	N	N	422 22ND AVE
3	30	794260	1070	08/07/13	\$361,000	\$416,000	760	7	1925	Avg	4,800	Y	N	315 15TH AVE
3	80	331950	0966	05/11/12	\$215,000	\$277,000	760	7	2005	Avg	836	N	N	2031 B S MAIN ST
3	80	042404	9055	10/13/14	\$345,678	\$354,000	770	7	1951	Avg	8,139	N	N	2434 S JUDKINS ST
3	40	981870	0640	03/24/12	\$315,000	\$411,000	770	7	1922	Avg	3,340	N	N	519 27TH AVE
3	30	722850	1903	08/05/14	\$250,000	\$261,000	780	7	1985	Avg	1,033	N	N	1602 20TH AVE
3	80	331950	2105	07/31/12	\$390,000	\$493,000	820	7	1916	Good	4,480	N	N	1827 S WELLER ST
3	80	331950	0924	05/24/13	\$284,500	\$335,000	830	7	2005	Avg	1,160	N	N	306 A 20TH AVE S
3	80	331950	0926	09/24/13	\$280,000	\$319,000	830	7	2005	Avg	1,160	N	N	306 B 20TH AVE S
3	30	219760	0388	12/02/14	\$350,000	\$353,000	830	7	2006	Avg	1,077	N	N	417 B 11TH AVE
3	80	042404	9059	08/15/14	\$373,000	\$389,000	840	7	2002	Avg	2,445	N	N	1110 26TH AVE S
3	80	331950	0293	03/01/13	\$243,500	\$293,000	850	7	2003	Avg	676	N	N	2011 C S WASHINGTON ST
3	80	331950	0297	04/18/14	\$279,000	\$301,000	850	7	2003	Avg	676	N	N	2015 D S WASHINGTON ST
3	80	331950	0299	08/06/14	\$304,000	\$317,000	850	7	2003	Avg	676	N	N	2015 B S WASHINGTON ST
3	30	722850	0810	04/18/14	\$359,000	\$387,000	860	7	1908	Avg	3,040	N	N	1610 21ST AVE
3	80	636290	0007	09/05/14	\$395,000	\$409,000	870	7	2003	Avg	2,506	N	N	718 24TH AVE S
3	80	331950	2165	06/12/13	\$349,000	\$408,000	880	7	2003	Avg	1,687	N	N	1621 A S WELLER ST
3	30	722850	1150	09/05/12	\$309,950	\$389,000	890	7	1907	Good	3,810	N	N	975 22ND AVE
3	20	095500	0075	12/16/13	\$350,000	\$390,000	900	7	1908	Avg	4,200	N	N	217 23RD AVE E
3	30	982670	0625	02/19/14	\$470,000	\$515,000	900	7	1924	Good	2,240	Y	N	126 16TH AVE
3	80	636290	0152	08/06/13	\$310,000	\$358,000	900	7	2005	Avg	1,540	N	N	2610 S DEARBORN ST
3	80	712830	0855	10/14/14	\$313,000	\$320,000	930	7	1978	Avg	3,000	N	N	2022 S DEARBORN ST



King County

Department of Assessments

Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	30	794260	0310	07/17/14	\$375,000	\$394,000	940	7	1909	Avg	5,120	N	N	537 19TH AVE
3	30	912610	1395	04/21/14	\$435,000	\$468,000	940	7	1905	Avg	3,600	N	N	819 22ND AVE
3	40	981870	0615	10/08/13	\$335,000	\$380,000	940	7	1924	Avg	4,100	N	N	360 27TH AVE
3	10	949770	0117	04/29/14	\$385,000	\$414,000	940	7	2000	Avg	780	N	N	127 C 22ND AVE E
3	80	125020	0415	06/09/14	\$352,750	\$375,000	960	7	2008	Avg	1,241	N	N	316 b 25TH AVE S
3	30	193480	0160	05/08/13	\$285,000	\$337,000	960	7	2005	Avg	1,385	N	N	167 D 19TH AVE
3	80	125020	0416	12/18/13	\$355,000	\$395,000	960	7	2008	Avg	1,290	N	N	314 B 25TH AVE S
3	80	125020	0417	03/07/14	\$373,000	\$407,000	960	7	2008	Avg	1,290	N	N	314 A 25TH AVE S
3	80	713230	0043	05/24/12	\$192,100	\$247,000	960	7	2009	Avg	1,174	N	N	1624 S DEARBORN ST
3	10	685270	0478	09/16/14	\$425,000	\$439,000	970	7	1910	Avg	2,970	N	N	1010 E REPUBLICAN ST
3	80	765860	0150	06/30/14	\$435,000	\$459,000	970	7	1904	Avg	3,840	N	N	1101 23RD AVE S
3	80	152330	0130	04/08/13	\$370,000	\$440,000	980	7	1960	Good	4,340	N	N	901 26TH AVE S
3	80	765860	0016	08/26/13	\$342,500	\$393,000	980	7	2005	Avg	1,076	N	N	1134 23RD AVE S
3	10	685270	0477	09/16/14	\$550,000	\$568,000	990	7	1903	Avg	2,970	N	N	1014 E REPUBLICAN ST
3	40	981870	0430	10/01/14	\$421,500	\$433,000	990	7	1948	VGood	4,500	N	N	327 27TH AVE
3	80	765860	0182	08/14/12	\$289,950	\$366,000	990	7	2005	Avg	1,567	N	N	1111 23RD AVE S
3	80	125020	0418	05/27/14	\$345,000	\$368,000	990	7	2005	Avg	844	N	N	318 B 25TH AVE S
3	30	912610	0311	04/03/13	\$450,000	\$536,000	1,000	7	1906	VGood	2,720	N	N	618 20TH AVE
3	80	125020	0422	07/03/13	\$329,900	\$384,000	1,000	7	2005	Avg	1,400	N	N	318 C 25TH AVE S
3	20	134430	0045	05/07/14	\$500,000	\$536,000	1,010	7	1990	Good	3,885	N	N	400 21ST AVE E
3	20	440020	0060	10/21/14	\$650,000	\$664,000	1,010	7	1908	Avg	4,800	N	N	513 20TH AVE E
3	20	501100	0100	03/04/13	\$455,000	\$546,000	1,020	7	1977	VGood	4,000	N	N	607 23RD AVE E
3	20	501100	0100	03/17/14	\$473,000	\$514,000	1,020	7	1977	VGood	4,000	N	N	607 23RD AVE E
3	30	912610	1645	06/10/14	\$558,000	\$592,000	1,020	7	1900	Avg	3,870	N	N	726 22ND AVE
3	30	225450	1346	07/31/13	\$425,000	\$491,000	1,020	7	2001	Good	1,040	N	N	1126 F 14TH AVE
3	80	152330	0141	06/23/14	\$402,101	\$425,000	1,020	7	2009	Avg	1,350	N	N	904 26TH AVE S
3	80	152330	0157	10/15/14	\$325,000	\$333,000	1,020	7	2008	Avg	1,076	N	N	914 26TH AVE S
3	80	712830	0780	07/10/13	\$360,000	\$418,000	1,030	7	1978	Avg	6,000	N	N	2017 S LANE ST
3	30	794260	0975	05/12/14	\$505,000	\$540,000	1,030	7	1922	VGood	4,800	N	N	414 14TH AVE
3	80	331950	0332	04/15/13	\$380,000	\$451,000	1,030	7	2005	Avg	1,289	N	N	2111 S WASHINGTON ST
3	20	095500	0150	07/19/12	\$480,000	\$609,000	1,040	7	1926	Good	4,200	N	N	218 22ND AVE E

Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	40	121100	0185	06/16/14	\$375,000	\$397,000	1,040	7	1908	Avg	3,000	N	N	549 27TH AVE
3	40	121100	0185	05/10/12	\$267,950	\$346,000	1,040	7	1908	Avg	3,000	N	N	549 27TH AVE
3	80	152330	0075	05/07/13	\$279,760	\$330,000	1,040	7	1955	Avg	4,340	N	N	908 25TH AVE S
3	10	366750	0055	06/21/13	\$415,000	\$485,000	1,040	7	1999	Avg	1,246	N	N	125 A 20TH AVE E
3	80	379600	0400	11/20/14	\$349,000	\$353,000	1,040	7	2007	Avg	1,208	N	N	211 B 26TH AVE S
3	30	794260	1200	10/01/14	\$412,000	\$423,000	1,040	7	1901	Avg	5,120	N	N	310 15TH AVE
3	10	808040	0045	06/20/14	\$600,000	\$635,000	1,040	7	1980	Good	3,600	N	N	113 17TH AVE E
3	10	366750	0058	01/23/12	\$323,000	\$427,000	1,040	7	1999	Avg	1,146	N	N	127 D 20TH AVE E
3	30	723460	1492	04/25/13	\$367,000	\$435,000	1,040	7	1995	Good	1,020	N	N	1821 E UNION ST
3	30	723460	1493	05/03/13	\$382,500	\$452,000	1,040	7	1995	Good	1,020	N	N	1823 E UNION ST
3	80	713230	0042	10/28/14	\$247,300	\$252,000	1,040	7	2009	Avg	1,118	N	N	1618 S DEARBORN ST
3	80	636290	0138	11/03/14	\$379,900	\$387,000	1,050	7	2007	Avg	1,331	N	N	728 A 26TH AVE S
3	30	754480	0405	07/09/12	\$282,000	\$359,000	1,060	7	2003	Avg	1,598	N	N	2209 E JAMES ST
3	10	808040	0177	09/09/14	\$520,000	\$538,000	1,060	7	2006	Avg	1,368	N	N	1814 A 16TH AVE
3	80	331950	0317	05/22/14	\$380,000	\$406,000	1,060	7	2011	Avg	987	N	N	2031 S WASHINGTON ST
3	80	516070	0145	02/25/13	\$336,000	\$404,000	1,070	7	1981	Avg	4,000	N	N	945 26TH AVE S
3	40	981870	0645	07/23/14	\$415,000	\$435,000	1,070	7	1979	Avg	4,000	N	N	515 27TH AVE
3	40	684070	0270	03/19/13	\$508,000	\$607,000	1,080	7	1926	VGood	5,000	N	N	532 25TH AVE
3	40	981870	0495	01/09/14	\$435,000	\$482,000	1,080	7	1926	Avg	5,100	N	N	302 27TH AVE
3	20	095500	0185	09/05/12	\$513,475	\$644,000	1,090	7	1910	Good	4,200	N	N	227 22ND AVE E
3	20	095500	0185	05/15/14	\$607,000	\$649,000	1,090	7	1910	Good	4,200	N	N	227 22ND AVE E
3	30	722850	2545	03/10/13	\$543,000	\$651,000	1,090	7	1904	VGood	3,600	N	N	1120 19TH AVE
3	30	257240	0108	11/17/14	\$385,000	\$390,000	1,090	7	2001	Avg	1,138	N	N	156 A 15TH AVE
3	30	794260	1155	07/22/14	\$302,282	\$317,000	1,095	7	1901	Avg	5,120	Y	N	348 15TH AVE
3	80	128530	0095	07/19/12	\$250,000	\$317,000	1,100	7	1908	Avg	4,050	N	N	1301 26TH AVE S
3	80	331950	1825	11/13/13	\$410,000	\$461,000	1,100	7	1904	Good	4,480	N	N	1820 S WELLER ST
3	30	722850	1900	03/27/14	\$275,000	\$298,000	1,109	7	1985	Avg	7,218	N	N	1608 20TH AVE
3	80	636290	0125	07/21/14	\$455,000	\$477,000	1,120	7	1995	Good	2,644	N	N	714 26TH AVE S
3	80	765860	0037	04/26/13	\$339,000	\$402,000	1,120	7	2006	Avg	1,102	N	N	1110 B 23RD AVE S
3	80	331950	0355	09/06/12	\$229,000	\$287,000	1,130	7	1918	Good	1,953	N	N	2030 S MAIN ST
3	80	331950	0385	06/16/14	\$400,000	\$424,000	1,130	7	1947	Avg	5,340	N	N	214 20TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	80	712830	0180	07/16/12	\$370,000	\$470,000	1,130	7	2012	Avg	5,250	N	N	1007 20TH AVE S
3	30	722850	0705	09/13/13	\$435,000	\$497,000	1,140	7	1901	VGood	2,322	N	N	1606 22ND AVE
3	30	794260	1215	05/01/14	\$485,372	\$521,000	1,140	7	1903	Good	4,000	N	N	1510 E ALDER ST
3	80	125020	0216	10/25/12	\$429,990	\$533,000	1,150	7	2004	Avg	3,280	N	N	2500 S LANE ST
3	30	912610	0331	04/10/13	\$440,000	\$523,000	1,150	7	1903	Good	3,600	N	N	606 20TH AVE
3	80	152330	0010	11/25/13	\$409,000	\$458,000	1,170	7	1900	Good	4,340	N	N	906 24TH AVE S
3	80	636290	0035	11/01/13	\$399,500	\$451,000	1,170	7	1904	Good	3,360	N	N	735 25TH AVE S
3	30	722850	2165	10/10/13	\$320,000	\$363,000	1,170	7	1903	Avg	3,630	N	N	1409 20TH AVE
3	30	912610	0071	02/03/14	\$350,000	\$385,000	1,200	7	1900	Avg	5,400	N	N	812 20TH AVE
3	80	713230	0712	01/30/14	\$377,000	\$415,000	1,200	7	2004	Avg	1,367	Y	N	1813 G S BUSH PL
3	80	331950	2178	05/24/13	\$386,000	\$454,000	1,200	7	2006	Avg	2,041	N	N	1629 S WELLER ST
3	80	872810	0671	12/31/13	\$260,000	\$289,000	1,220	7	1998	Avg	2,242	Y	N	1119 C 21ST AVE S
3	30	303720	0060	09/26/14	\$499,000	\$514,000	1,230	7	2014	Avg	2,150	N	N	1610 E SPRUCE ST
3	40	684070	1400	09/03/14	\$379,500	\$393,000	1,230	7	1998	Avg	4,300	N	N	2712 E FIR ST
3	30	723460	1525	05/19/14	\$700,000	\$748,000	1,230	7	1912	VGood	4,905	N	N	902 18TH AVE
3	30	794260	0006	11/26/14	\$345,000	\$349,000	1,230	7	1903	Avg	2,640	N	N	619 20TH AVE
3	80	636290	0140	07/12/13	\$450,000	\$523,000	1,240	7	2007	Avg	2,329	N	N	726 26TH AVE S
3	80	125020	0595	07/24/14	\$431,000	\$452,000	1,250	7	1902	Avg	3,600	N	N	422 26TH AVE S
3	30	794260	0040	09/18/12	\$556,000	\$695,000	1,250	7	1902	VGood	5,120	Y	N	544 19TH AVE
3	80	713230	0714	02/19/14	\$400,000	\$438,000	1,250	7	2004	Avg	2,142	Y	N	1813 H S BUSH PL
3	80	193730	0280	10/30/14	\$404,500	\$412,000	1,270	7	1909	Avg	3,700	Y	N	830 19TH AVE S
3	30	722850	2150	10/23/14	\$402,500	\$411,000	1,270	7	1903	Avg	3,630	N	N	1415 20TH AVE
3	30	193480	0022	07/23/14	\$425,000	\$446,000	1,280	7	1903	Avg	3,200	N	N	1906 E FIR ST
3	80	246090	0010	09/24/14	\$364,000	\$375,000	1,280	7	1992	Avg	2,574	N	N	925 24TH AVE S
3	80	605860	0280	01/25/13	\$289,950	\$351,000	1,290	7	1995	Avg	3,003	N	N	820 23RD AVE S
3	30	219760	0510	06/24/13	\$429,000	\$501,000	1,300	7	1906	VGood	1,800	N	N	1014 E SPRUCE ST
3	20	440020	0040	02/06/14	\$605,500	\$665,000	1,300	7	1911	Avg	3,640	N	N	1908 E REPUBLICAN ST
3	30	723460	1440	09/25/14	\$750,000	\$772,000	1,300	7	1943	Avg	7,632	Y	N	1415 19TH AVE
3	30	723460	1445	06/23/14	\$685,000	\$724,000	1,300	7	1943	Avg	7,608	Y	N	1407 19TH AVE
3	80	712830	0875	07/12/13	\$348,000	\$404,000	1,310	7	1996	Avg	3,000	N	N	2010 S DEARBORN ST
3	80	872810	0830	06/20/12	\$319,000	\$408,000	1,310	7	1998	Avg	2,925	Y	N	2108 S JUDKINS ST

Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	20	130330	0055	06/11/13	\$534,300	\$625,000	1,320	7	1901	VGood	2,542	N	N	327 19TH AVE E
3	30	193480	0006	11/01/12	\$317,000	\$392,000	1,320	7	2010	Avg	1,920	N	N	1913 E SPRUCE ST
3	30	225450	2069	10/16/13	\$532,250	\$603,000	1,320	7	1901	Good	2,349	N	N	802 17TH AVE
3	80	605860	0290	03/23/12	\$260,000	\$339,000	1,320	7	1994	Avg	3,002	N	N	814 23RD AVE S
3	30	257240	0055	03/06/14	\$400,000	\$436,000	1,330	7	1927	Avg	3,000	N	N	1507 E SPRUCE ST
3	80	605860	0390	05/06/13	\$307,000	\$363,000	1,330	7	1907	Good	3,300	N	N	911 23RD AVE S
3	80	712830	0850	07/20/12	\$402,000	\$510,000	1,330	7	1907	Good	3,000	N	N	2024 S DEARBORN ST
3	30	722850	0790	02/22/13	\$340,000	\$409,000	1,340	7	1920	Avg	2,501	N	N	2108 E PINE ST
3	80	125020	0504	02/07/13	\$275,000	\$332,000	1,360	7	1915	Good	3,000	N	N	314 26TH AVE S
3	20	130330	0015	11/14/13	\$475,000	\$534,000	1,380	7	1902	Good	2,700	N	N	325 CORYELL CT E
3	20	814120	0080	08/14/14	\$680,000	\$709,000	1,390	7	1901	Good	4,800	N	N	529 21ST AVE E
3	80	125020	0359	04/08/14	\$210,000	\$227,000	1,400	7	1901	Fair	2,022	N	N	423 26TH AVE S
3	40	000760	0057	08/05/14	\$520,000	\$543,000	1,410	7	1902	Good	2,700	N	N	154 23RD AVE
3	80	128530	0130	12/11/13	\$555,000	\$619,000	1,410	7	1927	VGood	4,600	N	N	2442 S IRVING ST
3	30	225450	1005	01/13/14	\$535,000	\$592,000	1,410	7	1906	Good	5,120	N	N	825 14TH AVE
3	30	722850	2120	06/28/13	\$559,000	\$652,000	1,420	7	2013	Good	7,272	N	N	1447 20TH AVE
3	30	982670	1320	07/01/14	\$485,000	\$512,000	1,430	7	1900	Avg	4,096	N	N	216 20TH AVE
3	80	152330	0005	06/25/13	\$420,000	\$490,000	1,440	7	1900	Good	4,340	N	N	902 24TH AVE S
3	30	912610	1426	04/18/14	\$380,000	\$409,000	1,440	7	1900	Avg	3,300	N	N	2110 E MARION ST
3	80	193730	0193	02/20/14	\$433,500	\$474,000	1,440	7	1999	Avg	2,601	N	N	831 19TH AVE S
3	80	125020	0690	05/09/14	\$210,000	\$225,000	1,450	7	1909	Fair	3,600	N	N	512 26TH AVE S
3	30	722850	1220	11/21/12	\$310,000	\$382,000	1,450	7	1904	Avg	7,620	N	N	921 22ND AVE
3	30	912610	0675	08/23/13	\$333,500	\$383,000	1,450	7	1995	Avg	3,600	N	N	316 20TH AVE
3	30	225450	1335	09/22/14	\$591,000	\$609,000	1,460	7	1902	Avg	3,600	N	N	1124 14TH AVE
3	30	794260	2165	11/04/13	\$327,500	\$369,000	1,460	7	1929	Avg	1,886	N	N	222 15TH AVE
3	80	042404	9065	08/02/12	\$365,000	\$462,000	1,490	7	2000	Avg	2,521	N	N	1116 26TH AVE S
3	30	225450	2300	02/18/14	\$499,950	\$547,000	1,490	7	1905	Good	7,200	N	N	733 20TH AVE
3	30	912610	0975	12/03/13	\$500,000	\$559,000	1,510	7	2013	Avg	3,600	N	N	512 21ST AVE
3	80	042404	9064	03/15/12	\$283,000	\$370,000	1,540	7	1995	Avg	4,999	N	N	1117 26TH AVE S
3	20	423240	1225	09/23/13	\$700,000	\$798,000	1,540	7	2012	Avg	1,820	N	N	1711 E HARRISON ST
3	30	982670	1665	07/25/14	\$550,000	\$576,000	1,540	7	1906	Avg	4,200	N	N	164 22ND AVE



Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	80	331950	0555	03/01/12	\$452,000	\$592,000	1,550	7	1908	Good	2,640	N	N	212 17TH AVE S
3	30	794260	0125	07/19/13	\$435,000	\$504,000	1,550	7	1922	Avg	7,680	N	N	521 20TH AVE
3	40	000760	0203	07/22/13	\$450,000	\$521,000	1,560	7	1920	VGood	3,485	N	N	169 24TH AVE
3	80	246090	0020	07/30/14	\$595,000	\$623,000	1,560	7	1907	Good	3,960	N	N	933 24TH AVE S
3	30	982770	0105	09/17/14	\$549,000	\$566,000	1,580	7	1900	Good	3,600	N	N	129 23RD AVE
3	10	685270	0231	02/24/12	\$420,000	\$551,000	1,590	7	1908	Avg	3,000	N	N	1057 E HARRISON ST
3	30	225450	1625	07/17/12	\$415,000	\$527,000	1,600	7	1904	Avg	3,200	N	N	1411 E COLUMBIA ST
3	30	257240	0100	11/05/14	\$302,000	\$307,000	1,600	7	1906	Fair	1,950	N	N	1508 E FIR ST
3	40	981870	0610	02/01/13	\$382,000	\$462,000	1,600	7	1925	Good	4,000	N	N	356 27TH AVE
3	40	981870	0320	10/07/14	\$491,000	\$504,000	1,605	7	1980	Avg	7,000	N	N	194 27TH AVE
3	10	216390	0340	07/12/12	\$420,000	\$534,000	1,610	7	1905	Avg	2,400	N	N	913 BELMONT AVE E
3	30	754480	0070	06/06/13	\$425,000	\$498,000	1,610	7	1909	VGood	2,800	N	N	2212 E ALDER ST
3	30	225450	0775	11/13/12	\$560,000	\$691,000	1,620	7	1908	Good	3,840	N	N	817 13TH AVE
3	10	570750	0089	10/23/13	\$540,000	\$610,000	1,620	7	1941	Avg	2,400	N	N	1825 E DENNY WAY
3	40	684070	1060	07/29/14	\$735,500	\$770,000	1,620	7	1928	Good	4,500	N	N	324 26TH AVE
3	30	912610	0035	07/16/13	\$440,000	\$510,000	1,620	7	1900	Good	3,600	N	N	903 21ST AVE
3	30	912610	1356	08/12/13	\$625,000	\$720,000	1,620	7	2013	Avg	3,600	N	N	2114 E COLUMBIA ST
3	30	982670	1345	07/15/14	\$498,000	\$523,000	1,620	7	1993	Good	2,640	N	N	2024 E SPRUCE ST
3	80	152330	0094	09/10/14	\$445,000	\$460,000	1,630	7	1994	Avg	4,340	N	N	920 25TH AVE S
3	30	219760	0495	12/30/13	\$2,220,000	\$2,464,000	1,640	7	1903	Avg	14,400	N	N	1023 E ALDER ST
3	10	684820	0325	09/04/14	\$625,000	\$647,000	1,650	7	1901	Avg	3,600	N	N	414 E MERCER ST
3	10	685270	0476	12/11/14	\$752,000	\$757,000	1,650	7	1903	Avg	2,970	N	N	1018 E REPUBLICAN ST
3	30	982670	1417	07/22/13	\$465,000	\$539,000	1,650	7	2000	Avg	2,157	N	N	2119 E ALDER ST
3	30	912610	0155	09/14/12	\$435,000	\$544,000	1,670	7	2011	Avg	2,100	N	N	2015 E MARION ST
3	80	128530	0080	08/21/13	\$355,000	\$408,000	1,680	7	1995	Avg	4,600	N	N	2445 S JUDKINS ST
3	80	713230	0525	04/15/14	\$353,000	\$381,000	1,689	7	1998	Avg	825	N	N	962 HIAWATHA PL S
3	20	095500	0060	09/30/14	\$462,500	\$475,000	1,690	7	1906	Avg	4,200	N	N	227 23RD AVE E
3	30	912610	0800	11/26/14	\$494,900	\$500,000	1,730	7	1901	Avg	3,600	N	N	311 22ND AVE
3	30	225650	0005	10/14/14	\$612,000	\$627,000	1,740	7	1982	Avg	3,700	N	N	1717 E MARION ST
3	40	684070	1100	12/02/14	\$382,000	\$385,000	1,740	7	1924	Avg	4,400	N	N	350 25TH AVE
3	30	225450	1585	02/05/13	\$420,000	\$508,000	1,750	7	1904	Avg	3,840	N	N	710 14TH AVE

Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	80	331950	0360	10/24/13	\$391,000	\$442,000	1,760	7	1964	Avg	4,800	N	N	2026 S MAIN ST
3	30	722850	1640	11/26/12	\$605,000	\$744,000	1,780	7	1991	VGood	5,000	N	N	1459 21ST AVE
3	30	193480	0065	07/09/12	\$450,000	\$572,000	1,790	7	1986	Avg	4,000	N	N	1900 E SPRUCE ST
3	30	257240	0220	08/01/12	\$489,000	\$619,000	1,800	7	1905	Avg	4,500	N	N	209 15TH AVE
3	30	722850	0600	04/10/12	\$375,000	\$487,000	1,810	7	1909	Good	2,226	N	N	2215 E OLIVE ST
3	40	684070	1135	11/10/14	\$593,000	\$602,000	1,840	7	1925	VGood	4,400	N	N	318 25TH AVE
3	30	912610	0365	10/16/12	\$426,700	\$530,000	1,840	7	1901	Good	3,600	N	N	617 21ST AVE
3	30	723460	0796	11/26/14	\$495,000	\$500,000	1,850	7	1903	Good	2,530	N	N	904 17TH AVE
3	30	225450	1485	07/05/12	\$359,000	\$457,000	1,870	7	1901	Avg	3,840	N	N	914 14TH AVE
3	30	982670	1735	11/12/14	\$449,950	\$457,000	1,880	7	1902	Good	3,048	N	N	165 23RD AVE
3	10	600300	2050	02/21/13	\$550,000	\$662,000	1,900	7	1902	Good	2,479	N	N	110 HARVARD AVE E
3	40	981870	0230	08/29/13	\$474,000	\$544,000	1,910	7	1904	Good	3,000	N	N	150 27TH AVE
3	80	125020	0590	05/30/13	\$435,000	\$511,000	1,920	7	1911	Good	3,551	N	N	412 26TH AVE S
3	30	723460	0875	03/29/13	\$410,000	\$489,000	1,980	7	1902	Avg	3,480	N	N	1126 17TH AVE
3	40	684070	1160	10/29/14	\$680,000	\$693,000	2,020	7	1913	Good	5,000	N	N	303 26TH AVE
3	30	193480	0165	03/05/14	\$499,950	\$545,000	2,080	7	1901	Good	3,243	N	N	169 19TH AVE
3	40	684070	1225	10/03/14	\$592,500	\$608,000	2,080	7	1925	Avg	4,400	N	N	357 26TH AVE
3	10	949770	0095	08/07/13	\$395,000	\$456,000	2,100	7	1910	Fair	3,250	N	N	107 22ND AVE E
3	80	712830	0500	12/30/14	\$495,000	\$495,000	2,100	7	1996	Avg	3,000	N	N	2011 S NYE PL
3	30	722850	1810	04/14/14	\$510,000	\$550,000	2,120	7	1900	Avg	7,500	N	N	1462 20TH AVE
3	10	570750	0050	07/18/14	\$739,375	\$776,000	2,140	7	1906	Good	3,200	N	N	105 19TH AVE E
3	30	225450	2070	11/05/14	\$512,500	\$521,000	2,260	7	1972	Avg	2,400	N	N	1710 E COLUMBIA ST
3	30	982670	1015	06/04/13	\$490,000	\$575,000	2,260	7	1903	Avg	7,680	N	N	115 20TH AVE
3	30	219760	0451	11/05/14	\$631,000	\$642,000	2,270	7	1905	Avg	2,400	N	N	322 10TH AVE
3	30	912610	0850	11/20/14	\$534,000	\$541,000	2,280	7	1992	Avg	3,600	N	N	414 21ST AVE
3	10	600350	0845	04/04/13	\$775,000	\$923,000	2,290	7	1903	Avg	3,600	N	N	108 11TH AVE E
3	10	685070	0670	05/13/14	\$799,200	\$855,000	2,290	7	1906	Avg	2,370	N	N	421 BOYLSTON AVE E
3	10	600300	1935	11/02/12	\$440,000	\$544,000	2,350	7	1903	Avg	3,200	N	N	1211 E JOHN ST
3	30	982670	1740	10/31/13	\$409,850	\$462,000	2,710	7	1901	Avg	5,244	N	N	169 23RD AVE
3	80	636290	0080	08/14/14	\$525,000	\$547,000	2,880	7	1980	Avg	7,560	N	N	730 25TH AVE S
3	30	000760	0125	12/18/14	\$630,000	\$633,000	3,020	7	1901	Avg	4,800	N	N	1415 E FIR ST



Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	30	193480	0136	07/10/13	\$725,000	\$842,000	3,470	7	1998	Avg	4,400	N	N	154 18TH AVE
3	30	722850	1805	09/24/14	\$739,000	\$761,000	4,000	7	1978	Avg	7,500	N	N	1456 20TH AVE
3	10	600350	0730	12/01/13	\$500,000	\$559,000	500	8	2006	Avg	886	N	N	1804 11TH AVE E
3	10	600350	0730	08/17/12	\$434,500	\$547,000	500	8	2006	Avg	886	N	N	1804 11TH AVE E
3	40	181380	0008	07/10/13	\$415,000	\$482,000	630	8	2009	Avg	1,172	N	N	121 24TH AVE E
3	30	723460	1344	07/16/12	\$496,000	\$630,000	720	8	2005	Good	1,881	N	N	1516 18TH AVE
3	30	225450	2071	05/23/14	\$375,000	\$400,000	750	8	2006	Avg	1,430	N	N	1702 E COLUMBIA ST
3	80	042404	9279	07/13/12	\$260,000	\$330,000	750	8	2009	Avg	1,462	N	N	2425 S NORMAN ST
3	80	042404	9281	09/25/12	\$270,000	\$337,000	750	8	2009	Avg	1,170	N	N	2421 S NORMAN ST
3	80	042404	9278	05/14/12	\$233,000	\$300,000	790	8	2009	Avg	1,774	N	N	2427 S NORMAN ST
3	10	570750	0037	09/04/12	\$384,700	\$483,000	800	8	2010	Avg	1,021	N	N	111 19TH AVE E
3	30	723460	0797	10/20/14	\$410,000	\$419,000	820	8	2008	Avg	1,176	N	N	904 B 17TH AVE
3	80	327480	0513	07/11/12	\$328,350	\$417,000	830	8	2009	Avg	903	N	N	943 B MARTIN LUTHER KING JR WAY S
3	20	814120	0027	09/25/14	\$490,000	\$504,000	840	8	2007	Avg	1,343	N	N	510 A 20TH AVE E
3	30	723460	0903	10/16/14	\$419,000	\$429,000	840	8	2008	Avg	1,253	N	N	1125 B 18TH AVE
3	10	685270	0159	01/08/14	\$499,950	\$554,000	860	8	2006	Avg	790	N	N	416 B 11TH AVE E
3	10	570750	0042	02/05/14	\$530,000	\$582,000	880	8	2010	Avg	909	N	N	1827 E GLEN ST
3	20	814120	0021	02/24/14	\$567,000	\$620,000	890	8	2011	Avg	1,419	N	N	516 B 20TH AVE E
3	10	685270	0157	04/22/13	\$499,000	\$592,000	900	8	2006	Avg	1,213	N	N	418 C 11TH AVE E
3	80	332000	0970	02/11/13	\$399,900	\$483,000	910	8	2013	Avg	3,600	N	N	1841 S LANE ST
3	80	516070	0100	07/01/13	\$399,000	\$465,000	930	8	1900	Good	4,000	N	N	940 25TH AVE S
3	30	193480	0129	02/03/14	\$385,000	\$423,000	930	8	2006	Avg	2,026	N	N	166 A 18TH AVE
3	30	193480	0131	07/17/13	\$385,000	\$447,000	930	8	2006	Avg	1,416	N	N	166 B 18TH AVE
3	30	193480	0133	07/11/14	\$397,500	\$418,000	930	8	2006	Avg	1,256	N	N	168 B 18TH AVE
3	30	225450	1825	03/19/14	\$534,000	\$580,000	940	8	1990	Good	2,251	N	N	817 16TH AVE
3	30	225450	1829	09/06/13	\$635,000	\$727,000	940	8	1990	VGood	3,185	N	N	815 16TH AVE
3	80	872810	0781	05/16/14	\$375,000	\$401,000	940	8	2007	Avg	1,751	N	N	2013 A S NORMAN ST
3	80	327480	0515	06/13/12	\$360,000	\$461,000	950	8	2009	Avg	1,299	N	N	943 C MARTIN LUTHER KING JR WAY S
3	40	684070	1610	07/01/14	\$332,888	\$351,000	950	8	2007	Avg	1,029	N	N	100 A 26TH AVE
3	10	685270	0279	06/19/14	\$475,000	\$503,000	950	8	2003	Avg	1,110	N	N	418 A FEDERAL AVE E
3	10	172880	0102	08/20/13	\$519,000	\$597,000	950	8	2006	Avg	1,328	N	N	1621 C 15TH AVE



Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	30	794260	1115	09/03/13	\$432,500	\$495,000	960	8	2005	Good	2,458	N	N	353 16TH AVE
3	30	225450	2093	05/03/12	\$305,000	\$394,000	960	8	2007	Avg	1,085	N	N	820 17TH AVE
3	30	193480	0138	12/04/14	\$390,000	\$393,000	960	8	2007	Avg	934	N	N	152 18TH AVE
3	30	193480	0142	12/03/14	\$375,000	\$378,000	960	8	2007	Avg	1,046	N	N	1804 E FIR ST
3	40	684070	0391	06/13/12	\$439,950	\$563,000	960	8	2012	Avg	3,892	N	N	517 TEMPLE PL
3	30	257240	0212	07/23/12	\$360,000	\$456,000	980	8	2006	Avg	1,228	N	N	211 A 15TH AVE
3	10	095500	0445	08/22/13	\$400,000	\$460,000	1,000	8	2006	Avg	1,044	N	N	138 A 21ST AVE E
3	30	000760	0206	03/12/13	\$389,000	\$466,000	1,020	8	2007	Avg	1,364	N	N	120 13TH AVE
3	30	912610	0745	07/02/13	\$580,000	\$675,000	1,020	8	1999	Good	3,198	N	N	2101 E TERRACE ST
3	80	982670	1624	01/10/12	\$305,000	\$404,000	1,020	8	2007	Avg	928	N	N	2213 A E YESLER WAY
3	80	982670	1628	11/20/12	\$360,000	\$443,000	1,020	8	2007	Avg	1,553	N	N	2215 E YESLER WAY
3	30	000760	0219	03/12/13	\$389,000	\$466,000	1,020	8	2007	Avg	1,320	N	N	116 13TH AVE
3	30	912610	0820	08/28/14	\$490,000	\$509,000	1,030	8	2014	Avg	1,728	N	N	2115 E TERRACE ST
3	10	180690	0499	07/21/14	\$675,000	\$708,000	1,030	8	2004	Avg	1,330	N	N	213 A 18TH AVE E
3	10	180690	0502	10/14/14	\$649,000	\$664,000	1,030	8	2004	Avg	936	N	N	215 A 18TH AVE E
3	20	423240	1378	10/03/13	\$400,000	\$455,000	1,040	8	2004	Avg	1,313	N	N	335 A 16TH AVE E
3	30	000760	0218	07/22/13	\$345,000	\$400,000	1,040	8	2007	Avg	924	N	N	118 13TH AVE
3	30	193480	0078	09/30/14	\$430,000	\$442,000	1,040	8	2008	Avg	1,516	N	N	1920 B E SPRUCE ST
3	10	600300	0800	03/26/13	\$489,000	\$584,000	1,050	8	2006	Avg	1,355	N	N	1621 B 14TH AVE
3	30	912610	1585	09/26/13	\$380,000	\$433,000	1,050	8	1993	Avg	2,580	N	N	800 22ND AVE
3	20	423240	1376	06/18/13	\$438,000	\$512,000	1,050	8	2004	Avg	1,202	N	N	335 C 16TH AVE E
3	80	332000	0222	08/27/14	\$388,500	\$403,000	1,050	8	2007	Avg	944	N	N	303 16TH AVE S
3	10	095500	0375	02/28/12	\$387,000	\$507,000	1,060	8	2005	Avg	1,033	N	N	125 B 21ST AVE E
3	80	872810	0765	10/19/12	\$352,500	\$438,000	1,060	8	2006	Avg	1,400	N	N	2017 A S NORMAN ST
3	30	723460	1346	04/23/13	\$526,100	\$624,000	1,060	8	2005	VGood	1,424	Y	N	1512 A 18TH AVE
3	30	723460	1029	09/25/12	\$458,000	\$572,000	1,080	8	2008	Avg	1,176	N	N	1521 C 18TH AVE
3	30	193480	0086	11/20/14	\$435,000	\$440,000	1,080	8	2008	Avg	1,222	N	N	209 20TH AVE
3	30	193480	0087	06/26/14	\$446,000	\$471,000	1,080	8	2008	Avg	1,221	N	N	207 20TH AVE
3	80	125020	0765	07/14/14	\$350,000	\$368,000	1,087	8	2005	Avg	1,796	N	N	511 MARTIN LUTHER KING JR WAY S
3	80	125020	0763	08/29/12	\$293,000	\$368,000	1,087	8	2005	Avg	1,796	N	N	513 MARTIN LUTHER KING JR WAY S
3	80	073000	0020	04/15/13	\$409,000	\$486,000	1,090	8	2013	Avg	1,636	N	N	1316 26TH AVE S



King County

Department of Assessments

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Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	30	225450	1767	05/08/12	\$386,000	\$498,000	1,100	8	1999	Avg	1,562	N	N	822 15TH AVE
3	10	600300	1622	04/08/13	\$532,500	\$634,000	1,100	8	2002	Avg	1,316	N	N	1808 14TH AVE E
3	10	808040	0142	09/24/13	\$550,000	\$627,000	1,100	8	2005	Avg	1,381	N	N	1806 A 15TH AVE
3	80	937930	0057	10/25/13	\$385,000	\$435,000	1,100	8	2006	Avg	1,071	N	N	539 25TH AVE S
3	30	723460	1406	08/07/13	\$495,000	\$571,000	1,110	8	2007	Good	1,391	N	N	1414 A 18TH AVE
3	30	912610	0487	08/13/14	\$408,000	\$425,000	1,120	8	2000	Avg	1,473	N	N	2022 E JEFFERSON ST
3	30	723460	0095	10/15/13	\$520,000	\$589,000	1,120	8	2005	VGood	1,260	N	N	1507 B E UNION ST
3	30	723460	0096	03/13/14	\$501,000	\$545,000	1,120	8	2005	Good	1,259	N	N	1138 B 15TH AVE
3	30	723460	0098	09/05/14	\$552,100	\$572,000	1,120	8	2005	Good	1,379	N	N	1136 A 15TH AVE
3	30	723460	0098	06/17/13	\$481,164	\$562,000	1,120	8	2005	Good	1,379	N	N	1136 A 15TH AVE
3	30	982670	1736	10/24/14	\$504,500	\$515,000	1,120	8	2014	Avg	1,179	N	N	163 23RD AVE
3	30	982670	1737	10/28/14	\$502,100	\$512,000	1,120	8	2014	Avg	1,176	N	N	161 23RD AVE
3	10	135530	0011	11/27/13	\$508,889	\$570,000	1,125	8	2007	Avg	1,236	N	N	1406 E OLIVE ST
3	30	723460	0823	05/02/13	\$435,000	\$514,000	1,130	8	2007	Avg	1,234	N	N	930 17TH AVE
3	10	685270	0525	04/09/12	\$440,000	\$572,000	1,140	8	2006	Avg	1,237	N	N	419 FEDERAL AVE E
3	30	912610	1121	06/21/12	\$370,000	\$473,000	1,140	8	2006	Avg	1,619	N	N	615 22ND AVE
3	80	379600	0376	11/18/12	\$399,000	\$492,000	1,150	8	1910	Avg	2,100	N	N	216 25TH AVE S
3	30	982670	0701	08/28/13	\$375,000	\$430,000	1,150	8	2005	Avg	1,297	N	N	117 A 17TH AVE
3	10	600300	0802	09/01/12	\$526,000	\$660,000	1,150	8	2006	Avg	1,334	N	N	1619 A 14TH AVE
3	10	723460	1162	08/26/13	\$529,000	\$607,000	1,150	8	2006	Avg	1,021	N	N	1715 B 18TH AVE
3	10	723460	1162	09/15/14	\$570,000	\$588,000	1,150	8	2006	Avg	1,021	N	N	1715 B 18TH AVE
3	30	912610	0872	10/02/13	\$395,000	\$449,000	1,150	8	2007	Avg	1,379	N	N	2108 E TERRACE ST
3	80	957802	0070	10/08/13	\$345,000	\$392,000	1,150	8	2008	Avg	1,221	N	N	1647 S LANE ST
3	30	723460	1025	08/05/14	\$540,000	\$564,000	1,160	8	2008	Avg	1,021	N	N	1523 B 18TH AVE
3	30	723460	0832	05/16/14	\$500,000	\$534,000	1,160	8	2006	Avg	1,500	N	N	929 B 18TH AVE
3	80	872810	0761	08/23/13	\$394,000	\$453,000	1,160	8	2006	Avg	1,518	N	N	2015 B S NORMAN ST
3	80	872810	0763	05/30/13	\$385,500	\$453,000	1,160	8	2006	Avg	1,355	N	N	2015 A S NORMAN ST
3	30	723460	1024	11/11/13	\$535,000	\$602,000	1,160	8	2008	Avg	1,328	N	N	1523 C 18TH AVE
3	80	872810	0662	12/12/13	\$459,950	\$513,000	1,160	8	2013	Avg	1,321	Y	N	2010 S JUDKINS ST
3	10	135530	0009	11/20/14	\$625,000	\$633,000	1,165	8	2007	Avg	916	N	N	1748 14TH AVE
3	10	723460	1165	07/11/13	\$504,000	\$585,000	1,170	8	2006	Avg	1,013	N	N	1717 B 18TH AVE



Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	30	723460	1413	02/26/13	\$494,000	\$594,000	1,170	8	2007	Good	1,552	N	N	1420 A 18TH AVE
3	10	723460	1164	07/15/13	\$533,500	\$619,000	1,170	8	2006	Avg	1,245	N	N	1717 A 18TH AVE
3	10	723460	1166	08/07/14	\$485,500	\$507,000	1,190	8	2006	Avg	1,286	N	N	1717 C 18TH AVE
3	10	949770	0070	05/28/13	\$511,500	\$601,000	1,200	8	2005	Avg	1,462	N	N	121 B 21ST AVE E
3	30	982670	1202	01/31/14	\$375,000	\$413,000	1,200	8	2005	Avg	1,278	N	N	108 A 20TH AVE
3	40	684070	1663	06/07/12	\$280,000	\$359,000	1,200	8	2007	Avg	1,224	N	N	2508 B E YESLER WAY
3	30	225450	1042	07/26/12	\$443,000	\$561,000	1,210	8	2009	Avg	1,486	N	N	1308 E MARION ST
3	10	685270	0095	03/27/13	\$553,000	\$660,000	1,220	8	2005	Avg	1,468	N	N	514 A 11TH AVE E
3	30	912610	0353	01/24/14	\$450,000	\$496,000	1,220	8	1999	Avg	1,801	N	N	613 21ST AVE
3	10	685270	0097	08/06/14	\$630,000	\$658,000	1,220	8	2005	Avg	1,275	N	N	514 B 11TH AVE E
3	30	723460	1027	02/19/13	\$495,000	\$596,000	1,220	8	2008	Good	1,470	N	N	1521 A 18TH AVE
3	30	982670	0739	03/16/12	\$345,000	\$451,000	1,220	8	2008	Avg	1,496	N	N	1711 E FIR ST
3	30	912610	0522	01/04/12	\$350,000	\$465,000	1,220	8	2011	Avg	1,629	N	N	511 21ST AVE
3	30	723460	1404	08/02/13	\$536,500	\$620,000	1,230	8	2007	Good	1,357	N	N	1414 C 18TH AVE
3	30	225450	1943	07/24/12	\$323,768	\$410,000	1,240	8	1994	Avg	2,670	N	N	1618 E COLUMBIA ST
3	10	685270	0410	08/08/13	\$610,000	\$703,000	1,240	8	1995	Good	1,398	N	N	619 B FEDERAL AVE E
3	10	685270	0412	09/19/14	\$625,000	\$644,000	1,240	8	1995	Avg	1,490	N	N	615 B FEDERAL AVE E
3	30	225450	1772	08/13/13	\$530,000	\$610,000	1,240	8	2008	Good	1,301	N	N	830 B 15TH AVE
3	30	225450	1773	12/03/13	\$545,000	\$609,000	1,240	8	2008	Good	1,300	N	N	830 A 15TH AVE
3	80	957802	0030	08/06/12	\$335,000	\$423,000	1,240	8	2008	Avg	1,335	Y	N	1627 S LANE ST
3	80	712830	0310	05/23/13	\$405,000	\$476,000	1,251	8	2001	Avg	3,000	N	N	2012 S NORMAN ST
3	30	722850	2360	03/09/13	\$595,000	\$713,000	1,260	8	1904	VGood	3,630	N	N	945 20TH AVE
3	30	225450	1914	07/02/12	\$560,000	\$713,000	1,270	8	2007	Good	1,451	N	N	831 17TH AVE
3	10	723460	1221	10/14/14	\$687,500	\$704,000	1,280	8	1904	Avg	2,114	N	N	1807 E HOWELL ST
3	10	808040	0136	06/20/14	\$654,000	\$692,000	1,280	8	2005	Avg	1,565	N	N	1808 B 15TH AVE
3	30	982670	1794	12/05/14	\$390,000	\$393,000	1,280	8	2001	Avg	1,608	N	N	2219 E E ALDER ST
3	30	912610	0884	03/28/14	\$404,500	\$438,000	1,280	8	2002	Avg	1,905	N	N	411 A 22ND AVE
3	20	501100	0165	08/10/12	\$615,000	\$776,000	1,290	8	1907	VGood	3,285	N	N	2205 E MERCER ST
3	30	723460	1347	04/19/12	\$549,000	\$712,000	1,300	8	2005	VGood	1,175	Y	N	1512 B 18TH AVE
3	30	225450	1150	06/20/13	\$430,000	\$502,000	1,320	8	1989	Avg	2,400	N	N	1314 E MARION ST
3	30	225450	1942	01/30/14	\$365,000	\$402,000	1,320	8	1994	Avg	2,190	N	N	801 17TH AVE

Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	30	257240	0243	07/12/13	\$393,000	\$456,000	1,330	8	1999	Avg	2,058	N	N	1416 E SPRUCE ST
3	30	794260	1710	03/11/13	\$480,000	\$575,000	1,350	8	1903	Avg	5,120	N	N	312 18TH AVE
3	40	277910	0135	04/16/13	\$520,000	\$617,000	1,360	8	1926	VGood	3,040	N	N	207 25TH AVE
3	10	600350	0885	03/04/13	\$440,000	\$528,000	1,360	8	1903	Avg	4,200	N	N	1113 E JOHN ST
3	30	722850	0605	08/23/13	\$522,000	\$600,000	1,360	8	1904	VGood	1,989	N	N	2203 E OLIVE ST
3	80	605860	0206	05/06/13	\$385,000	\$455,000	1,360	8	2003	Avg	1,947	N	N	826 24TH AVE S
3	10	600300	1030	11/01/12	\$760,000	\$940,000	1,380	8	1903	Good	2,400	N	N	1211 E HOWELL ST
3	80	636290	0075	06/25/13	\$412,000	\$481,000	1,380	8	2010	Avg	4,055	N	N	722 25TH AVE S
3	10	330370	0376	11/09/12	\$575,000	\$710,000	1,400	8	1909	VGood	1,581	N	N	1404 E HARRISON ST
3	10	330370	0376	12/01/14	\$667,000	\$673,000	1,400	8	1909	VGood	1,581	N	N	1404 E HARRISON ST
3	10	330370	0385	09/18/13	\$620,000	\$707,000	1,400	8	1909	Good	3,010	N	N	408 14TH AVE E
3	80	605860	0154	09/19/12	\$360,000	\$450,000	1,410	8	2002	Avg	1,679	N	N	807 25TH AVE S
3	30	225550	0123	08/20/14	\$747,450	\$777,000	1,410	8	2014	Avg	1,339	N	N	725 A 17TH AVE
3	30	912610	0818	08/28/14	\$490,000	\$509,000	1,410	8	2014	Avg	828	N	N	2119 E TERRACE ST
3	30	912610	0819	08/28/14	\$490,000	\$509,000	1,410	8	2014	Avg	828	N	N	2117 E Terrace St
3	30	722850	1515	04/02/13	\$525,000	\$626,000	1,420	8	1996	Good	4,994	N	N	926 20TH AVE
3	30	982670	0707	10/28/14	\$492,000	\$502,000	1,420	8	2005	Avg	1,479	N	N	115 C 17TH AVE
3	80	636290	0170	06/18/14	\$485,000	\$514,000	1,430	8	2014	Avg	1,502	N	N	721 A MARTIN LUTHER KING JR WAY S
3	80	636290	0175	08/20/14	\$465,000	\$484,000	1,430	8	2014	Avg	1,460	N	N	717 A MARTIN LUTHER KING JR WAY S
3	80	636290	0176	07/09/14	\$495,000	\$521,000	1,430	8	2014	Avg	1,501	N	N	717 B MARTIN LUTHER KING JR WAY S
3	80	636290	0177	05/21/14	\$520,000	\$555,000	1,430	8	2014	Avg	2,032	N	N	717 C MARTIN LUTHER KING JR WAY S
3	80	636290	0171	05/27/14	\$499,950	\$533,000	1,430	8	2014	Avg	1,501	N	N	721 B MARTIN LUTHER KING JR WAY S
3	80	636290	0172	09/23/14	\$499,950	\$515,000	1,430	8	2014	Avg	1,991	N	N	721 C MARTIN LUTHER KING JR WAY S
3	80	042404	9075	11/22/13	\$430,000	\$482,000	1,440	8	2003	Avg	2,084	N	N	1112 24TH AVE S
3	80	125020	0680	03/06/14	\$574,950	\$627,000	1,440	8	2014	Avg	1,944	N	N	510 A 26TH AVE S
3	30	723460	1421	01/13/12	\$510,000	\$676,000	1,440	8	1996	Good	1,802	N	N	1811 E PIKE ST
3	30	912610	0550	05/13/14	\$625,000	\$669,000	1,440	8	2009	Good	1,846	N	N	529 21ST AVE
3	80	125020	0681	02/13/14	\$574,950	\$630,000	1,440	8	2014	Avg	1,943	N	N	506 A 26TH AVE S
3	10	330370	0065	04/14/14	\$783,000	\$845,000	1,460	8	1903	VGood	3,200	N	N	624 MALDEN AVE E
3	30	982670	0722	03/07/12	\$374,000	\$490,000	1,460	8	2005	Avg	1,045	N	N	1621 E FIR ST
3	30	722850	2385	01/07/13	\$595,000	\$724,000	1,480	8	1904	Good	4,840	N	N	929 20TH AVE

Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	30	982670	0930	07/22/14	\$459,000	\$481,000	1,480	8	2008	Avg	804	N	N	109 19TH AVE
3	30	193480	0182	07/08/13	\$469,000	\$545,000	1,480	8	2007	Avg	1,537	N	N	163 B 18TH AVE
3	30	225450	1135	07/12/13	\$517,800	\$601,000	1,490	8	1902	VGood	2,279	N	N	915 14TH AVE
3	10	685270	0236	03/22/13	\$690,000	\$825,000	1,490	8	1903	Good	4,000	N	N	427 11TH AVE E
3	30	303720	0135	07/12/12	\$480,000	\$610,000	1,500	8	2009	Avg	1,712	N	N	161 16TH AVE
3	30	982670	0934	03/21/14	\$540,000	\$586,000	1,500	8	2009	Avg	898	N	N	107 A 19TH AVE
3	40	981870	0455	08/26/14	\$518,000	\$538,000	1,510	8	1905	VGood	4,000	N	N	315 27TH AVE
3	30	982670	1690	01/15/13	\$429,955	\$522,000	1,510	8	2012	Avg	1,121	N	N	158 A 22ND AVE
3	30	982670	1691	01/08/13	\$412,500	\$502,000	1,510	8	2012	Avg	1,155	N	N	158 B 22ND AVE
3	30	982670	1692	02/04/13	\$416,000	\$503,000	1,510	8	2012	Avg	1,923	N	N	158 C 22ND AVE
3	20	440020	0055	07/29/13	\$699,000	\$808,000	1,520	8	2006	Avg	1,909	N	N	507 20TH AVE E
3	80	605860	0325	07/05/12	\$415,000	\$528,000	1,520	8	1917	Avg	5,000	N	N	911 24TH AVE S
3	30	982670	1403	09/11/12	\$415,500	\$520,000	1,520	8	2002	Avg	1,800	N	N	2120 E SPRUCE ST
3	80	125020	0682	04/16/14	\$567,450	\$612,000	1,520	8	2014	Avg	1,650	N	N	506 B 26TH AVE S
3	80	125020	0683	03/11/14	\$574,950	\$626,000	1,520	8	2014	Avg	1,651	N	N	510 B 26TH AVE S
3	80	331950	1326	10/21/13	\$465,000	\$526,000	1,530	8	1928	Avg	4,895	N	N	415 20TH AVE S
3	30	722850	0425	07/28/14	\$590,000	\$618,000	1,530	8	1901	Avg	2,370	N	N	926 22ND AVE
3	30	912610	0817	08/28/14	\$490,000	\$509,000	1,530	8	2014	Avg	828	N	N	2121 E TERRACE ST
3	10	366750	0130	04/01/13	\$587,875	\$701,000	1,540	8	2006	Avg	1,564	N	N	118 20TH AVE E
3	40	684070	1195	02/20/13	\$520,000	\$626,000	1,540	8	1914	VGood	4,400	N	N	337 26TH AVE
3	10	685270	0556	10/23/13	\$735,000	\$831,000	1,540	8	1908	Good	4,000	N	N	418 10TH AVE E
3	10	600350	0887	08/30/12	\$428,200	\$538,000	1,550	8	1903	Avg	4,200	N	N	1119 E JOHN ST
3	10	808040	0046	02/24/14	\$600,000	\$656,000	1,560	8	1916	Avg	4,800	N	N	117 17TH AVE E
3	80	872810	0660	12/12/13	\$640,000	\$714,000	1,560	8	2013	Avg	1,885	Y	N	1131 21ST AVE S
3	30	912610	0815	12/17/14	\$500,000	\$502,000	1,560	8	2014	Avg	1,156	N	N	321 22ND AVE
3	30	912610	0860	04/22/13	\$515,000	\$611,000	1,560	8	1900	VGood	1,496	N	N	406 21ST AVE
3	80	872810	0661	12/12/13	\$480,000	\$535,000	1,560	8	2013	Avg	1,490	Y	N	2014 S JUDKINS ST
3	30	912610	0814	10/08/14	\$515,000	\$528,000	1,560	8	2014	Avg	1,020	N	N	323 22ND AVE
3	30	912610	0816	06/17/14	\$589,950	\$625,000	1,560	8	2014	Avg	1,903	N	N	319 22ND AVE
3	30	171040	0105	07/24/12	\$640,000	\$811,000	1,570	8	1984	Good	3,200	N	N	835 15TH AVE
3	30	912610	1620	03/18/14	\$437,500	\$475,000	1,570	8	1903	Avg	3,870	N	N	821 23RD AVE

Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	80	327480	0507	03/27/12	\$395,000	\$515,000	1,570	8	2009	Avg	1,182	N	N	939 B MARTIN LUTHER KING JR WAY S
3	80	327480	0509	03/15/12	\$399,000	\$521,000	1,570	8	2009	Avg	1,067	N	N	939 C MARTIN LUTHER KING JR WAY S
3	20	134430	0270	02/06/12	\$440,000	\$580,000	1,580	8	2011	Avg	4,200	N	N	335 23RD AVE E
3	10	330370	0055	05/22/13	\$635,000	\$747,000	1,580	8	1905	Good	3,465	N	N	616 MALDEN AVE E
3	10	600350	0995	06/17/14	\$729,000	\$772,000	1,580	8	1908	Avg	3,840	N	N	112 10TH AVE E
3	40	684070	1185	12/20/12	\$560,000	\$685,000	1,590	8	2012	Avg	4,300	N	N	323 26TH AVE
3	80	125020	0213	07/24/14	\$555,000	\$582,000	1,600	8	2004	Good	2,460	N	N	534 25TH AVE S
3	30	912610	0735	04/24/13	\$469,950	\$557,000	1,600	8	2013	Avg	1,649	N	N	319 21ST AVE
3	30	982670	0720	06/11/13	\$464,000	\$543,000	1,600	8	2005	Avg	1,289	N	N	1619 E FIR ST
3	30	912610	0736	05/28/13	\$470,000	\$552,000	1,600	8	2013	Avg	1,948	N	N	321 21ST AVE
3	80	125020	0200	04/24/13	\$459,950	\$545,000	1,610	8	2013	Avg	1,751	N	N	512 25TH AVE S
3	20	423240	1375	05/06/13	\$618,000	\$730,000	1,610	8	2004	Avg	1,687	N	N	331 16TH AVE E
3	10	216390	0358	01/28/13	\$642,500	\$778,000	1,610	8	2003	Avg	1,442	N	N	923 BELMONT AVE E
3	80	713230	0536	04/28/14	\$435,000	\$467,000	1,610	8	2014	Avg	1,380	N	N	948 A HIAWATHA PL S
3	80	125020	0201	05/09/13	\$457,000	\$540,000	1,610	8	2013	Avg	1,751	N	N	518 25TH AVE S
3	80	125020	0202	04/16/13	\$469,950	\$558,000	1,610	8	2013	Avg	1,845	N	N	514 25TH AVE S
3	80	125020	0203	04/16/13	\$469,950	\$558,000	1,610	8	2013	Avg	1,845	N	N	516 25TH AVE S
3	80	713230	0538	04/29/14	\$420,000	\$451,000	1,610	8	2014	Avg	1,428	N	N	948 B HIAWATHA PL S
3	80	713230	0539	04/25/14	\$435,000	\$468,000	1,610	8	2014	Avg	1,508	N	N	948 C HIAWATHA PL S
3	30	912610	0813	08/28/14	\$490,000	\$509,000	1,620	8	2014	Avg	1,062	N	N	2125 E TERRACE ST
3	30	982670	1780	11/19/12	\$390,000	\$480,000	1,630	8	2007	Avg	1,794	N	N	211 B 23RD AVE
3	30	982670	1787	05/09/12	\$399,000	\$515,000	1,630	8	2007	Avg	1,886	N	N	215 B 23RD AVE
3	30	982670	1788	05/08/14	\$475,000	\$509,000	1,630	8	2007	Avg	1,886	N	N	215 A 23RD AVE
3	80	125020	0699	04/08/14	\$425,000	\$459,000	1,640	8	2008	Avg	2,554	N	N	522 26TH AVE S
3	10	600350	1535	08/28/14	\$550,000	\$571,000	1,650	8	1901	Avg	3,200	N	N	1115 E THOMAS ST
3	80	712830	0060	07/07/14	\$443,000	\$467,000	1,650	8	1902	Avg	3,000	Y	N	811 20TH AVE S
3	30	723460	1536	06/24/13	\$560,000	\$653,000	1,660	8	2002	Good	1,828	N	N	916 A 18TH AVE
3	30	723460	1541	07/28/14	\$651,000	\$682,000	1,660	8	2002	Avg	1,834	N	N	920 B 18TH AVE
3	30	723460	1544	03/15/13	\$500,000	\$599,000	1,660	8	2002	Avg	1,825	N	N	914 B 18TH AVE
3	30	723460	1544	08/25/14	\$660,000	\$686,000	1,660	8	2002	Avg	1,825	N	N	914 B 18TH AVE
3	80	125020	0693	07/18/14	\$515,000	\$541,000	1,660	8	2008	Avg	2,409	N	N	524 26TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	80	125020	0695	05/29/12	\$462,500	\$594,000	1,670	8	2008	Avg	1,871	N	N	520 A 26TH AVE S
3	10	216390	0435	07/20/12	\$500,000	\$634,000	1,680	8	1902	Avg	3,766	N	N	704 BELLEVUE AVE E
3	30	722850	0415	08/26/14	\$480,000	\$498,000	1,690	8	1908	Avg	2,370	N	N	929 23RD AVE
3	10	880490	0530	01/22/13	\$470,000	\$570,000	1,700	8	1900	Avg	3,185	N	N	611 E HOWELL ST
3	20	130330	0035	04/13/12	\$470,000	\$610,000	1,700	8	1996	Avg	1,800	N	N	315 CORYELL CT E
3	40	121100	0070	09/21/14	\$575,000	\$593,000	1,730	8	2014	Avg	4,000	N	N	540 26TH AVE
3	30	722850	1065	06/26/14	\$750,000	\$793,000	1,750	8	1903	Avg	5,080	N	N	1444 21ST AVE
3	20	423240	0010	08/04/14	\$780,500	\$816,000	1,760	8	1902	Avg	4,264	N	N	602 15TH AVE E
3	30	982670	0726	10/06/14	\$505,000	\$518,000	1,760	8	2005	Avg	1,483	N	N	127 17TH AVE
3	30	171040	0005	11/19/14	\$690,000	\$699,000	1,770	8	1999	Avg	1,800	N	N	1409 E MARION ST
3	30	171040	0007	12/11/14	\$660,000	\$664,000	1,770	8	1999	Avg	2,150	N	N	1411 E MARION ST
3	80	712830	0284	02/10/12	\$399,500	\$526,000	1,790	8	2005	Avg	3,000	N	N	2028 S NORMAN ST
3	20	423240	1015	04/17/14	\$850,000	\$916,000	1,820	8	1905	Good	3,906	N	N	431 18TH AVE E
3	30	794260	1410	05/14/14	\$682,000	\$729,000	1,830	8	1903	VGood	5,120	Y	N	325 17TH AVE
3	30	794260	1918	03/25/13	\$645,000	\$770,000	1,830	8	1999	Good	5,004	N	N	315 20TH AVE
3	30	722850	2240	09/26/12	\$615,000	\$768,000	1,840	8	1904	Good	4,848	N	N	1502 19TH AVE
3	30	794260	0050	08/02/13	\$638,000	\$737,000	1,840	8	1902	VGood	5,120	Y	N	536 19TH AVE
3	20	095800	0050	06/28/12	\$440,000	\$561,000	1,850	8	1998	Avg	3,752	N	N	325 23RD AVE E
3	30	722850	1230	03/26/13	\$705,000	\$842,000	1,850	8	2009	VGood	3,683	N	N	917 22ND AVE
3	30	982670	1335	04/01/13	\$575,000	\$685,000	1,850	8	2013	Avg	3,840	N	N	206 20TH AVE
3	30	225450	1780	12/11/13	\$672,850	\$751,000	1,880	8	1902	Avg	3,200	N	N	834 15TH AVE
3	20	423240	0470	05/27/14	\$751,750	\$801,000	1,880	8	1902	Avg	5,400	N	N	516 16TH AVE E
3	30	912610	1740	12/04/14	\$490,000	\$494,000	1,880	8	1997	Avg	2,580	N	N	717 23RD AVE
3	30	564660	0065	01/30/14	\$567,700	\$625,000	1,900	8	2009	Avg	1,794	N	N	729 C 16TH AVE
3	30	722850	2315	10/16/13	\$566,000	\$641,000	1,900	8	1902	Good	7,260	N	N	971 20TH AVE
3	10	685270	0091	08/06/13	\$709,000	\$818,000	1,920	8	1903	Good	3,000	N	N	510 11TH AVE
3	30	912610	0458	08/05/13	\$645,000	\$744,000	1,930	8	2001	VGood	3,600	N	N	512 20TH AVE
3	80	765860	0081	09/19/14	\$555,000	\$572,000	1,950	8	2009	Avg	1,610	N	N	1117 24TH AVE S
3	80	765860	0082	11/14/14	\$565,000	\$573,000	1,950	8	2009	Avg	2,457	N	N	1115 24TH AVE S
3	80	765860	0083	02/12/14	\$580,000	\$636,000	1,950	8	2009	Avg	2,561	N	N	1113 24TH AVE S
3	30	912610	0436	11/05/13	\$625,000	\$704,000	1,960	8	1996	Good	5,400	N	N	522 20TH AVE



Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	30	912610	0110	07/05/12	\$550,000	\$700,000	1,980	8	1900	Avg	5,400	N	N	803 21ST AVE
3	30	225450	1850	01/04/12	\$531,500	\$706,000	2,040	8	1926	Avg	3,520	Y	N	801 16TH AVE
3	30	722850	1875	03/13/13	\$790,000	\$946,000	2,070	8	2013	Avg	5,000	N	N	1621 21ST AVE
3	30	794260	1695	08/30/13	\$470,000	\$539,000	2,090	8	1902	Avg	5,120	N	N	324 18TH AVE
3	40	000760	0093	10/08/13	\$705,000	\$800,000	2,120	8	1901	Good	7,320	N	N	117 24TH AVE
3	30	794260	1810	12/10/14	\$733,500	\$738,000	2,120	8	1904	Avg	4,370	N	N	1911 E JEFFERSON ST
3	10	685270	0246	09/23/14	\$1,200,000	\$1,236,000	2,160	8	1910	Good	4,000	N	N	417 11TH AVE E
3	30	722850	2380	07/17/12	\$570,000	\$724,000	2,160	8	1902	Good	4,961	N	N	933 20TH AVE
3	80	152330	0025	07/13/13	\$580,000	\$673,000	2,210	8	1902	Avg	4,340	N	N	920 24TH AVE S
3	30	723460	0851	12/16/14	\$589,000	\$592,000	2,210	8	1901	Avg	4,366	N	N	901 18TH AVE
3	30	225450	1475	04/17/14	\$775,000	\$835,000	2,280	8	2004	Good	3,027	N	N	910 14TH AVE S
3	30	722850	0789	03/22/12	\$623,010	\$813,000	2,320	8	2012	Avg	2,804	N	N	2104 E PINE ST
3	30	912610	1626	04/15/14	\$575,000	\$620,000	2,410	8	1907	Good	3,870	N	N	825 23RD AVE
3	20	519110	0180	11/06/14	\$1,005,000	\$1,022,000	2,440	8	1910	Good	3,080	N	N	2003 E MERCER ST
3	10	600300	1760	09/24/14	\$675,000	\$695,000	2,510	8	1907	Good	3,600	N	N	1419 E JOHN ST
3	30	723460	0681	03/02/12	\$615,000	\$806,000	2,850	8	2012	Avg	2,628	N	N	1124 16TH AVE
3	30	723460	0626	01/23/14	\$597,500	\$659,000	2,900	8	1904	Avg	3,600	N	N	1428 16TH AVE
3	30	225450	1820	04/02/14	\$799,950	\$866,000	2,910	8	1902	Good	5,120	Y	N	821 16TH AVE
3	30	794260	1970	09/04/13	\$565,000	\$647,000	2,940	8	1903	Good	3,850	N	N	1913 E ALDER ST
3	10	808090	0135	04/23/13	\$815,000	\$966,000	3,080	8	1904	Good	4,800	N	N	123 18TH AVE E
3	30	000760	0136	07/18/14	\$411,000	\$432,000	800	9	2007	Avg	1,148	N	N	1411B FIR ST
3	10	723460	1145	10/27/14	\$449,950	\$459,000	800	9	2014	Avg	935	N	N	1736 17TH AVE
3	10	600300	1995	05/04/12	\$470,000	\$607,000	860	9	2010	Avg	1,183	N	N	111 A 13TH AVE E
3	10	600300	2005	05/14/12	\$480,000	\$619,000	860	9	2010	Avg	1,183	N	N	109 C 13TH AVE E
3	10	600350	0745	11/07/12	\$434,500	\$537,000	880	9	2007	Avg	733	N	N	1816 B 11TH AVE
3	30	723460	0682	05/31/12	\$425,888	\$547,000	880	9	2012	Avg	1,086	N	N	1122 B 16TH AVE
3	30	723460	0683	05/28/12	\$425,888	\$547,000	880	9	2012	Avg	1,086	N	N	1122 A 16TH AVE
3	10	600300	1996	07/05/12	\$433,000	\$551,000	900	9	2010	Avg	719	N	N	111 B 13TH AVE E
3	10	600300	2006	07/24/12	\$445,000	\$564,000	900	9	2010	Avg	719	N	N	13TH AVE E
3	10	723460	1143	11/13/14	\$629,950	\$639,000	900	9	2014	Avg	906	N	N	1730 17TH AVE
3	10	723460	1144	11/13/14	\$615,000	\$624,000	900	9	2014	Avg	909	N	N	1732 17TH AVE

Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	10	600300	2007	04/24/12	\$475,000	\$615,000	920	9	2010	Avg	896	N	N	109 A 13TH AVE E
3	30	723460	1372	12/02/14	\$699,950	\$706,000	980	9	2014	Avg	1,100	N	N	1525 B 19TH AVE
3	30	290870	0044	03/12/13	\$515,000	\$617,000	990	9	2009	Avg	1,109	N	N	1320 E REMINGTON CT
3	40	000760	0066	06/20/14	\$499,999	\$529,000	990	9	2014	Avg	1,057	N	N	2710 B E YESLER WAY
3	10	330370	0225	03/13/12	\$569,995	\$745,000	1,040	9	2011	Avg	1,208	N	N	438 MALDEN AVE E
3	10	330370	0221	06/27/14	\$735,000	\$776,000	1,040	9	2011	Avg	1,212	N	N	422 MALDEN AVE E
3	10	330370	0221	03/27/12	\$579,995	\$756,000	1,040	9	2011	Avg	1,212	N	N	422 MALDEN AVE E
3	10	330370	0222	03/12/12	\$569,995	\$745,000	1,040	9	2011	Avg	1,212	N	N	428 MALDEN AVE E
3	10	330370	0226	03/26/12	\$559,995	\$730,000	1,040	9	2011	Avg	1,209	N	N	434 MALDEN AVE E
3	40	000760	0065	06/05/14	\$465,000	\$494,000	1,050	9	2014	Avg	1,245	N	N	2710 A E YESLER WAY
3	10	095500	0430	09/03/14	\$540,000	\$559,000	1,050	9	2009	Avg	1,569	N	N	126 21ST AVE E
3	30	723460	1371	08/11/14	\$699,000	\$729,000	1,050	9	2014	Avg	1,577	N	N	1525 A 19TH AVE
3	10	723460	1139	12/04/14	\$699,950	\$706,000	1,060	9	2014	Avg	797	N	N	1726 17TH AVE
3	10	723460	1142	08/08/14	\$665,000	\$694,000	1,060	9	2014	Avg	929	N	N	1724 17TH AVE
3	30	723460	1420	11/27/13	\$410,500	\$460,000	1,078	9	2000	Avg	1,008	N	N	1803 E PIKE ST
3	30	225450	1912	01/07/14	\$655,000	\$726,000	1,100	9	2013	Avg	1,776	N	N	1615 E MARION ST
3	20	068800	0017	06/27/14	\$516,500	\$546,000	1,100	9	2014	Avg	638	N	N	418 C 19TH AVE E
3	20	068800	0018	08/04/14	\$515,000	\$538,000	1,100	9	2014	Avg	638	N	N	418 B 19TH AVE E
3	20	068800	0019	06/27/14	\$595,000	\$629,000	1,100	9	2014	Avg	877	N	N	418 A 19TH AVE E
3	20	068800	0016	06/27/14	\$573,000	\$605,000	1,110	9	2014	Avg	961	N	N	418 D 19TH AVE E
3	10	330370	0160	03/26/13	\$640,000	\$764,000	1,120	9	2003	Avg	943	N	N	1457 E MERCER ST
3	30	794260	0007	03/25/13	\$610,000	\$728,000	1,130	9	2012	Avg	3,920	N	N	615 20TH AVE
3	10	723460	1140	11/13/14	\$685,000	\$695,000	1,140	9	2014	Avg	1,193	N	N	1728 17TH AVE
3	40	000760	0067	08/14/14	\$469,900	\$490,000	1,170	9	2014	Avg	1,274	N	N	2712 E YESLER WAY
3	40	000760	0068	08/12/14	\$480,000	\$500,000	1,170	9	2014	Avg	2,327	N	N	2714 E YESLER WAY
3	10	570750	0030	08/12/13	\$590,000	\$680,000	1,180	9	1998	Avg	1,342	N	N	1815 E GLEN ST
3	10	330370	0223	02/22/12	\$609,995	\$801,000	1,180	9	2011	Avg	1,337	N	N	430 MALDEN AVE E
3	10	330370	0224	03/06/12	\$609,995	\$799,000	1,180	9	2011	Avg	1,337	N	N	432 MALDEN AVE E
3	30	225450	1916	02/04/14	\$642,000	\$706,000	1,180	9	2013	Avg	1,802	N	N	1619 E MARION ST
3	10	330370	0132	11/21/13	\$600,000	\$673,000	1,190	9	2002	Avg	1,286	N	N	510 B MALDEN AVE E
3	10	330370	0132	03/30/12	\$617,000	\$803,000	1,190	9	2002	Avg	1,286	N	N	510 B MALDEN AVE E



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Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	20	423240	0602	09/11/13	\$638,000	\$729,000	1,190	9	2002	Avg	1,315	N	N	511 B 16TH AVE E
3	10	330370	0220	03/19/12	\$589,995	\$770,000	1,200	9	2011	Avg	1,337	N	N	424 MALDEN AVE E
3	10	600350	1570	06/06/13	\$639,000	\$749,000	1,200	9	2008	Avg	1,229	N	N	219 B 12TH AVE E
3	10	600350	1577	06/10/12	\$589,950	\$755,000	1,200	9	2008	Avg	1,230	N	N	213 B 12TH AVE E
3	10	600350	1579	10/21/13	\$725,000	\$820,000	1,200	9	2008	Avg	1,330	N	N	215 A 12TH AVE E
3	10	723460	1196	02/16/12	\$499,999	\$657,000	1,200	9	2011	Avg	587	N	N	1828 E HOWELL ST
3	10	723460	1197	04/04/12	\$499,000	\$649,000	1,200	9	2011	Avg	618	N	N	1826 E HOWELL ST
3	10	330370	0219	03/13/12	\$600,000	\$784,000	1,200	9	2011	Avg	1,337	N	N	436 MALDEN AVE E
3	30	794260	1630	04/21/14	\$829,000	\$892,000	1,220	9	2011	Good	4,800	N	N	355 19TH AVE
3	30	225450	1915	01/28/14	\$650,000	\$716,000	1,220	9	2013	Avg	1,543	N	N	1617 E MARION ST
3	30	723460	1388	07/10/14	\$729,000	\$767,000	1,240	9	2006	Avg	2,161	Y	N	1818 E PIKE ST
3	30	723460	0007	06/07/12	\$646,000	\$828,000	1,240	9	2012	Avg	2,667	Y	N	1508 E MARION ST
3	10	278410	0093	05/15/14	\$649,950	\$695,000	1,240	9	2013	Avg	913	N	N	124 18TH AVE
3	30	225650	0016	03/28/13	\$568,000	\$678,000	1,250	9	2006	Avg	2,346	N	N	823 18TH AVE
3	30	722850	1908	10/15/12	\$439,900	\$547,000	1,340	9	2000	Avg	996	N	N	1614 A 20TH AVE
3	10	685270	0201	10/15/13	\$540,000	\$612,000	1,340	9	2003	Avg	684	N	N	1103 E HARRISON ST
3	30	723460	0008	05/09/12	\$568,000	\$733,000	1,340	9	2012	Avg	1,926	N	N	1510 E MARION ST
3	10	684820	0221	09/02/14	\$635,000	\$658,000	1,350	9	2009	Avg	1,349	N	N	411 B SUMMIT AVE E
3	10	685270	0297	05/29/13	\$660,000	\$775,000	1,360	9	2006	Avg	1,242	N	N	529 B 11TH AVE E
3	10	278410	0091	05/15/14	\$655,000	\$700,000	1,360	9	2013	Avg	911	N	N	128 18TH AVE
3	10	685270	0200	04/10/13	\$585,000	\$696,000	1,380	9	2003	Avg	1,311	N	N	1101 E HARRISON ST
3	10	278460	0096	12/11/13	\$651,000	\$726,000	1,380	9	2011	Avg	1,094	N	N	1802 E JOHN ST
3	10	685270	0298	08/16/13	\$671,000	\$772,000	1,390	9	2005	Avg	1,213	N	N	527 A 11TH AVE E
3	10	600350	0747	12/30/13	\$582,500	\$647,000	1,410	9	2007	Avg	1,181	N	N	1814 A 11TH AVE
3	30	723460	1015	04/25/13	\$479,950	\$569,000	1,450	9	2007	Good	1,375	N	N	1715 E PINE ST
3	10	278410	0092	05/15/14	\$587,000	\$628,000	1,450	9	2013	Avg	646	N	N	126 18TH AVE
3	10	278460	0097	04/08/13	\$569,000	\$677,000	1,470	9	2011	Avg	1,135	N	N	1804 E JOHN ST
3	10	304320	0025	10/23/13	\$569,999	\$644,000	1,530	9	2013	Avg	1,077	N	N	111 A 20TH AVE E
3	10	304320	0023	10/03/13	\$575,000	\$653,000	1,530	9	2013	Avg	1,058	N	N	111 C 20TH AVE E
3	10	304320	0024	09/24/13	\$540,000	\$615,000	1,530	9	2013	Avg	795	N	N	111 B 20TH AVE E
3	10	304320	0026	10/15/13	\$560,000	\$634,000	1,530	9	2013	Avg	1,424	N	N	109 A 20TH AVE E

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Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	10	304320	0027	10/25/13	\$529,999	\$599,000	1,530	9	2013	Avg	1,047	N	N	109 B 20TH AVE E
3	10	304320	0028	10/18/13	\$555,000	\$628,000	1,530	9	2013	Avg	1,385	N	N	109 C 20TH AVE E
3	10	600350	0743	05/19/14	\$640,000	\$684,000	1,540	9	2007	Avg	958	N	N	1810 A 11TH AVE
3	10	600350	0749	07/01/14	\$640,000	\$675,000	1,540	9	2007	Avg	965	N	N	1812 C 11TH AVE
3	10	723460	1198	02/16/12	\$629,900	\$828,000	1,540	9	2011	Avg	704	N	N	1820 E HOWELL ST
3	10	723460	1198	06/04/14	\$742,000	\$789,000	1,540	9	2011	Avg	704	N	N	1820 E HOWELL ST
3	10	858480	0080	02/20/14	\$710,000	\$777,000	1,550	9	2009	Avg	1,583	N	N	220 A 12TH AVE E
3	30	225550	0080	08/07/13	\$586,740	\$677,000	1,580	9	2013	Avg	778	N	N	1602 E CHERRY ST
3	30	225550	0081	08/08/13	\$615,000	\$709,000	1,580	9	2013	Avg	1,783	N	N	1604 E CHERRY ST
3	30	225550	0079	10/14/13	\$615,500	\$697,000	1,640	9	2013	Avg	1,040	N	N	700 16TH AVE
3	30	722850	2230	02/22/13	\$600,000	\$722,000	1,660	9	2013	Avg	1,898	Y	N	1432 A 19TH AVE
3	30	722850	2229	03/25/13	\$594,500	\$710,000	1,660	9	2013	Avg	1,899	Y	N	1434 A 19TH AVE
3	20	423240	1035	08/20/13	\$849,000	\$976,000	1,690	9	1906	VGood	3,160	N	N	1715 E REPUBLICAN ST
3	30	912610	1091	08/01/14	\$599,900	\$627,000	1,710	9	2014	Avg	1,146	N	N	2114 E JAMES ST
3	80	125020	0615	02/03/12	\$476,000	\$628,000	1,720	9	2010	Avg	2,070	N	N	436 26TH AVE S
3	80	765860	0060	10/23/13	\$619,950	\$701,000	1,720	9	2013	Avg	1,665	N	N	2323 S NORMAN ST
3	20	180690	0040	02/28/13	\$730,000	\$877,000	1,750	9	1903	VGood	2,582	N	N	306 18TH AVE E
3	30	912610	1092	06/24/14	\$619,900	\$655,000	1,750	9	2014	Avg	1,956	N	N	2112 E JAMES ST
3	30	912610	1090	05/31/14	\$615,000	\$655,000	1,760	9	2014	Avg	1,146	N	N	2116 E JAMES ST
3	80	765860	0061	09/12/13	\$629,000	\$719,000	1,760	9	2013	Avg	2,290	N	N	2321 S NORMAN ST
3	30	912610	1089	09/18/14	\$575,000	\$593,000	1,760	9	2014	Avg	1,140	N	N	2118 E JAMES ST
3	30	723460	1369	07/09/14	\$850,000	\$895,000	1,830	9	2014	Avg	1,946	N	N	1529 19TH AVE
3	30	982670	0710	07/10/12	\$660,000	\$839,000	1,840	9	2012	Avg	2,400	N	N	121 17TH AVE
3	30	982670	0712	07/05/12	\$675,000	\$859,000	1,840	9	2012	Avg	2,398	N	N	123 17TH AVE
3	30	225650	0014	10/19/12	\$559,000	\$694,000	1,870	9	2006	Avg	1,519	N	N	825 18TH AVE
3	20	423240	0110	11/11/14	\$1,125,000	\$1,142,000	1,910	9	1906	Good	5,640	N	N	610 16TH AVE E
3	30	722850	2231	03/01/13	\$627,000	\$753,000	1,930	9	2013	Avg	1,739	Y	N	1432 B 19TH AVE
3	30	722850	2232	02/14/13	\$619,000	\$746,000	1,930	9	2013	Avg	1,739	Y	N	1434 B 19TH AVE
3	30	257240	0110	10/15/13	\$825,000	\$935,000	1,940	9	1906	Good	4,455	N	N	152 15TH AVE
3	10	600350	1640	06/20/14	\$801,000	\$848,000	1,950	9	1904	Good	3,160	N	N	210 12TH AVE E
3	10	600350	0825	09/24/13	\$1,022,200	\$1,164,000	2,019	9	1903	VGood	4,562	N	N	1110 E DENNY WAY

Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	20	423240	1265	10/20/14	\$1,112,750	\$1,137,000	2,060	9	2000	Avg	3,600	N	N	341 18TH AVE E
3	10	684820	0018	05/28/14	\$840,000	\$895,000	2,100	9	2014	Avg	2,800	Y	N	310 E MERCER ST
3	20	423240	0860	06/30/14	\$1,200,000	\$1,267,000	2,120	9	1905	Avg	3,360	N	N	421 17TH AVE E
3	30	794260	1355	06/12/12	\$568,500	\$728,000	2,120	9	1998	Avg	5,120	Y	N	316 16TH AVE
3	30	794260	1991	06/14/13	\$763,000	\$893,000	2,120	9	2013	Avg	4,732	N	N	218 19TH AVE
3	30	723460	0786	05/11/14	\$842,500	\$902,000	2,160	9	1902	Good	5,298	N	N	905 17TH AVE
3	30	723460	0675	09/25/14	\$750,000	\$772,000	2,200	9	1902	Good	7,200	N	N	1114 16TH AVE
3	40	981870	0110	05/20/13	\$644,000	\$758,000	2,200	9	2008	Avg	4,000	N	N	191 27TH AVE
3	80	712830	0586	06/23/14	\$810,000	\$857,000	2,200	9	2012	Avg	3,000	N	N	2020 S CHARLES ST
3	80	712830	0586	06/24/12	\$699,950	\$893,000	2,200	9	2012	Avg	3,000	N	N	2020 S CHARLES ST
3	20	133680	0265	02/16/12	\$975,000	\$1,282,000	2,250	9	1905	VGood	5,160	N	N	621 16TH AVE E
3	30	794260	1972	03/02/14	\$745,000	\$813,000	2,280	9	2013	Avg	3,752	N	N	1917 E ALDER ST
3	30	794260	1805	09/11/14	\$618,000	\$639,000	2,340	9	1998	Avg	3,630	N	N	1915 E JEFFERSON ST
3	40	036300	0035	06/11/13	\$619,000	\$725,000	2,540	9	2012	Avg	3,000	N	N	164 25TH AVE
3	10	278410	0090	07/04/13	\$675,000	\$786,000	2,560	9	1903	Avg	2,531	N	N	122 18TH AVE E
3	10	278410	0090	03/07/12	\$800,000	\$1,047,000	2,560	9	1903	Avg	2,531	N	N	122 18TH AVE E
3	30	723460	1546	06/28/12	\$700,000	\$893,000	2,580	9	1900	Good	3,690	N	N	1811 E SPRING ST
3	10	366750	0015	09/25/14	\$770,000	\$793,000	2,670	9	2007	Avg	2,242	N	N	122 19TH AVE E
3	30	794260	1870	10/05/12	\$710,000	\$884,000	2,790	9	2012	Avg	5,120	N	N	310 19TH AVE
3	10	330370	0355	06/04/13	\$1,097,500	\$1,287,000	2,880	9	1904	VGood	5,092	N	N	413 MALDEN AVE E
3	20	423240	0945	06/11/14	\$1,655,000	\$1,756,000	2,880	9	2001	Avg	4,900	N	N	408 17TH AVE E
3	20	423240	0400	09/29/14	\$1,260,000	\$1,296,000	2,970	9	1900	Good	5,400	N	N	507 18TH AVE E
3	30	794260	1585	09/17/12	\$549,000	\$687,000	3,160	9	1905	Avg	5,120	N	N	313 18TH AVE
3	30	794260	1515	08/15/12	\$600,000	\$756,000	3,330	9	2005	Avg	5,120	N	N	340 17TH AVE
3	30	794260	1575	06/11/12	\$650,000	\$832,000	3,430	9	2007	Avg	8,800	Y	N	305 18TH AVE
3	30	723460	1454	10/01/13	\$570,000	\$648,000	960	10	2013	Avg	778	Y	N	1104 B 18TH AVE
3	10	685170	0241	04/09/13	\$708,800	\$843,000	1,100	10	2007	Avg	1,107	N	N	427 A 13TH AVE E
3	10	685170	0242	07/24/13	\$704,000	\$815,000	1,100	10	2007	Avg	824	N	N	427 B 13TH AVE E
3	10	685170	0243	08/15/13	\$730,000	\$840,000	1,100	10	2007	Avg	1,086	N	N	427 C 13TH AVE E
3	30	723460	1453	10/01/13	\$650,000	\$739,000	1,120	10	2013	Avg	1,043	Y	N	1104 A 18TH AVE
3	10	133400	0120	01/17/13	\$775,000	\$941,000	1,230	10	2009	Avg	1,307	N	N	317 C 14TH AVE E



Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	10	685170	0239	09/06/13	\$730,000	\$836,000	1,270	10	2007	Avg	1,489	N	N	429 13TH AVE E
3	30	723460	0115	12/04/13	\$799,000	\$893,000	1,350	10	2013	Avg	1,770	N	N	1123 16TH AVE
3	30	723460	0116	12/24/13	\$864,900	\$962,000	1,350	10	2013	Avg	1,769	N	N	1121 16TH AVE E
3	30	722850	2237	02/06/14	\$712,000	\$782,000	1,360	10	2013	Avg	1,622	N	N	1440 19TH AVE
3	30	722850	2238	02/06/14	\$725,000	\$797,000	1,360	10	2013	Avg	1,623	N	N	1438 19TH AVE
3	30	723460	0117	12/23/13	\$699,000	\$777,000	1,390	10	2013	Avg	1,830	N	N	1125 16TH AVE E
3	30	723460	0118	12/02/13	\$699,000	\$782,000	1,390	10	2013	Avg	1,831	N	N	1119 16TH AVE E
3	30	723460	1531	06/26/13	\$812,000	\$947,000	1,430	10	2013	Avg	1,875	Y	N	912 18TH AVE
3	30	722850	2236	01/13/14	\$760,000	\$840,000	1,460	10	2013	Avg	1,861	N	N	1442 19TH AVE
3	30	225550	0136	04/30/14	\$718,000	\$771,000	1,470	10	2008	Avg	2,240	N	N	1615 E COLUMBIA ST
3	30	722850	2286	07/26/13	\$825,000	\$955,000	1,470	10	2008	Avg	2,690	N	N	1528 19TH AVE
3	30	723460	1532	08/23/13	\$799,950	\$919,000	1,490	10	2013	Avg	1,745	Y	N	910 18TH AVE
3	10	133400	0040	05/08/13	\$719,500	\$850,000	1,530	10	2009	Avg	1,181	N	N	309 A 14TH AVE E
3	30	722850	2280	04/08/14	\$670,000	\$724,000	1,590	10	2008	Avg	1,083	N	N	1901 E PINE ST
3	30	723460	0037	08/27/13	\$975,000	\$1,119,000	1,590	10	2014	Avg	1,746	N	N	931 B 16TH AVE
3	30	723460	0037	06/10/14	\$695,000	\$738,000	1,590	10	2014	Avg	1,746	N	N	931 B 16TH AVE
3	30	723460	0038	05/19/14	\$690,000	\$737,000	1,590	10	2014	Avg	1,384	N	N	931 A 16TH AVE
3	30	722850	2291	10/24/12	\$615,000	\$762,000	1,690	10	2008	Avg	1,415	N	N	1903 E PINE ST
3	30	722850	2290	05/30/12	\$697,500	\$895,000	1,720	10	2008	Avg	2,597	N	N	1911 E PINE ST
3	30	723460	0033	06/23/14	\$714,950	\$756,000	1,720	10	2014	Avg	1,262	N	N	929 A 16TH AVE
3	30	723460	0034	06/04/14	\$709,950	\$755,000	1,720	10	2014	Avg	1,093	N	N	933 A 16TH AVE
3	30	723460	0039	07/14/14	\$695,000	\$731,000	1,720	10	2014	Avg	1,134	N	N	929 B 16TH AVE
3	30	912610	0480	03/25/14	\$749,000	\$812,000	2,110	10	2014	Avg	3,600	N	N	2002 E JEFFERSON ST
3	80	246090	0126	10/14/13	\$729,950	\$827,000	2,360	10	2006	Avg	2,790	N	N	2204 S NORMAN ST
3	80	246090	0126	09/11/12	\$699,000	\$876,000	2,360	10	2006	Avg	2,790	N	N	2204 S NORMAN ST
3	10	330370	0510	10/01/12	\$1,050,000	\$1,309,000	2,420	10	1906	Avg	4,631	N	N	607 MALDEN AVE E
3	20	501100	0045	02/20/13	\$1,269,000	\$1,528,000	2,600	10	2013	Avg	4,000	N	N	605 22ND AVE E
3	10	255995	0070	08/10/12	\$783,950	\$989,000	1,650	11	2011	Avg	1,275	N	N	1515 E DENNY WAY
3	10	255995	0050	05/02/12	\$849,950	\$1,098,000	1,720	11	2011	Avg	1,041	N	N	1517 E DENNY WAY
3	10	255995	0060	03/29/12	\$849,950	\$1,107,000	1,720	11	2011	Avg	959	N	N	1849 16TH AVE
3	10	255995	0090	06/06/12	\$717,000	\$919,000	1,860	11	2011	Avg	526	N	N	1859 16TH AVE

Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	10	255995	0110	06/12/12	\$755,000	\$966,000	1,910	11	2011	Avg	609	N	N	1855 16TH AVE
3	10	255995	0110	12/19/13	\$875,000	\$974,000	1,910	11	2011	Avg	609	N	N	1855 16TH AVE
3	10	255995	0100	03/27/12	\$759,950	\$990,000	1,920	11	2011	Avg	609	N	N	1857 16TH AVE
3	10	255995	0040	03/17/12	\$1,075,000	\$1,404,000	2,230	11	2011	Avg	2,019	N	N	1841 16TH AVE
3	10	255995	0030	07/23/12	\$1,070,000	\$1,356,000	2,260	11	2011	Avg	2,338	N	N	1519 E DENNY WAY
3	10	255995	0120	08/29/12	\$860,000	\$1,081,000	2,340	11	2011	Avg	1,075	N	N	1853 16TH AVE
3	10	255995	0020	07/23/12	\$984,000	\$1,247,000	2,770	11	2011	Avg	1,707	N	N	1843 16TH AVE
3	10	255995	0010	07/26/12	\$1,049,950	\$1,330,000	2,950	11	2011	Avg	1,707	N	N	1845 16TH AVE
4	50	982870	1295	06/24/14	\$295,000	\$312,000	650	6	1950	Avg	5,400	N	N	1829 29TH AVE
4	40	982870	1650	11/25/14	\$399,000	\$403,000	700	6	1946	Avg	3,400	N	N	2719 E THOMAS ST
4	50	982870	0340	09/11/13	\$390,000	\$446,000	720	6	1950	Avg	4,400	N	N	212 30TH AVE E
4	40	796010	0115	01/31/14	\$275,000	\$303,000	740	6	1905	Avg	3,600	N	N	816 MARTIN LUTHER KING JR WAY
4	50	982820	2325	06/19/14	\$436,000	\$462,000	790	6	1949	Avg	6,600	Y	N	1527 31ST AVE
4	40	721740	0520	02/01/13	\$335,000	\$405,000	800	6	1900	VGood	3,840	N	N	1124 25TH AVE
4	50	983930	0080	01/29/14	\$304,000	\$335,000	810	6	1906	Avg	2,040	N	N	3120 E UNION ST
4	40	982820	0660	03/07/14	\$375,000	\$409,000	850	6	1907	Good	3,000	N	N	2509 E HOWELL ST
4	40	982820	0525	08/15/14	\$330,000	\$344,000	860	6	1907	Avg	4,800	N	N	1515 26TH AVE
4	40	982870	1430	05/14/12	\$290,000	\$374,000	885	6	1903	VGood	7,037	N	N	1801 MARTIN LUTHER KING JR WAY
4	50	501600	0500	07/18/13	\$408,500	\$474,000	930	6	1908	Good	4,000	N	N	2829 E ARTHUR PL
4	50	982820	2485	02/19/14	\$450,000	\$493,000	1,200	6	1953	Avg	6,000	Y	N	1600 31ST AVE
4	50	920990	0415	12/05/13	\$435,000	\$486,000	1,230	6	1941	Avg	4,850	N	N	424 31ST AVE E
4	50	920990	0315	08/11/14	\$350,000	\$365,000	1,320	6	1909	Avg	4,400	N	N	417 31ST AVE E
4	40	684070	0162	07/01/13	\$166,600	\$194,000	590	7	1926	Good	2,342	N	N	2608 E CHERRY ST
4	40	684070	0165	07/01/14	\$202,000	\$213,000	590	7	1926	Good	833	N	N	2602 E CHERRY ST
4	50	920990	0355	04/10/14	\$347,500	\$375,000	640	7	1944	Good	2,667	N	N	404 30TH AVE E
4	50	983930	0385	04/25/12	\$375,000	\$485,000	640	7	1924	Avg	4,400	Y	N	1434 29TH AVE
4	50	982870	0241	04/17/14	\$342,500	\$369,000	670	7	1944	Avg	3,180	N	N	210 31ST AVE E
4	50	982870	0520	09/24/13	\$337,000	\$384,000	680	7	1970	Avg	2,526	N	N	3008 E HOWELL ST
4	50	982870	0519	11/13/13	\$311,000	\$350,000	680	7	1970	Avg	2,275	N	N	3006 E HOWELL ST
4	40	796010	0215	11/29/12	\$300,000	\$369,000	710	7	1903	Good	1,811	N	N	2720 E COLUMBIA ST
4	40	982820	0800	10/26/12	\$387,500	\$480,000	720	7	1913	VGood	1,920	N	N	2618 E OLIVE ST

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Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	40	982820	0990	11/26/12	\$468,500	\$576,000	730	7	1927	VGood	3,600	N	N	2621 E PINE ST
4	50	501600	0315	06/16/14	\$332,000	\$352,000	760	7	1908	Avg	2,640	N	N	2919 E HARRISON ST
4	40	501600	0735	05/01/13	\$436,500	\$516,000	770	7	1918	VGood	3,885	N	N	311 MARTIN LUTHER KING JR WAY E
4	40	684070	0036	07/28/14	\$497,000	\$520,000	770	7	1918	Avg	3,325	N	N	2520 E MARION ST
4	40	982820	1360	06/21/13	\$451,000	\$527,000	770	7	1944	Good	2,202	N	N	1734 27TH AVE
4	40	982870	2095	09/25/14	\$439,000	\$452,000	790	7	1918	Avg	2,400	N	N	2508 E HOWELL ST
4	40	982820	0186	04/27/12	\$362,666	\$469,000	790	7	1908	Good	2,601	N	N	1733 25TH AVE
4	50	982870	1055	07/03/14	\$469,000	\$495,000	800	7	1963	Avg	3,200	N	N	2815 E THOMAS ST
4	40	982870	1715	02/14/12	\$290,000	\$382,000	800	7	1945	Good	2,345	N	N	202 26TH AVE E
4	50	983930	0350	02/25/13	\$460,000	\$553,000	810	7	1944	Good	5,500	N	N	1406 29TH AVE
4	40	684070	0011	12/05/13	\$435,000	\$486,000	820	7	2000	Avg	3,331	N	N	2610 E MARION ST
4	40	982870	1825	02/19/14	\$420,000	\$460,000	820	7	1909	Good	1,683	N	N	2610 E DENNY WAY
4	40	982820	1361	11/14/14	\$299,000	\$303,000	830	7	2005	Avg	1,276	N	N	1732 B E HOWELL ST
4	40	118900	1410	03/28/14	\$473,775	\$513,000	860	7	1918	Good	3,000	N	N	2809 E SPRING ST
4	40	501600	0924	09/21/12	\$285,000	\$356,000	860	7	2008	Avg	1,184	N	N	309 27TH AVE E
4	40	982820	0545	05/13/14	\$591,000	\$632,000	870	7	1922	VGood	2,400	N	N	2500 E PINE ST
4	50	982820	2314	10/16/12	\$499,000	\$620,000	870	7	1984	Avg	4,680	Y	N	3003 E PINE ST
4	40	118900	0180	09/10/14	\$525,000	\$543,000	880	7	1924	Avg	3,360	N	N	1418 27TH AVE
4	40	796010	0300	03/20/13	\$400,600	\$479,000	880	7	1907	VGood	3,600	N	N	807 27TH AVE
4	40	912610	2025	10/26/12	\$283,000	\$351,000	880	7	1900	Good	3,605	N	N	822 23RD AVE
4	40	982820	0762	06/28/14	\$650,000	\$686,000	880	7	1904	Avg	4,800	N	N	1723 27TH AVE
4	50	982870	0980	03/14/14	\$443,000	\$482,000	880	7	1940	VGood	4,800	N	N	205 30TH AVE E
4	40	118900	0075	03/27/13	\$324,950	\$388,000	890	7	1921	Fair	3,312	N	N	2610 E UNION ST
4	40	118900	1490	05/24/12	\$335,000	\$431,000	900	7	1910	Good	5,377	N	N	928 MARTIN LUTHER KING JR WAY
4	50	982820	1590	08/19/13	\$446,173	\$513,000	910	7	2007	Avg	4,800	N	N	1625 29TH AVE
4	50	920990	0295	03/21/13	\$438,000	\$524,000	930	7	1981	Avg	4,400	N	N	433 31ST AVE E
4	50	920990	0070	07/12/12	\$495,000	\$629,000	940	7	2011	Avg	3,200	N	N	508 31ST AVE E
4	40	721740	0215	02/24/14	\$399,000	\$436,000	950	7	1906	Avg	3,840	N	N	1425 25TH AVE
4	40	982870	2060	03/12/12	\$292,675	\$383,000	950	7	1993	Avg	1,741	N	N	1823 B 27TH AVE
4	40	118900	0910	07/08/14	\$517,000	\$544,000	960	7	1912	Good	3,408	N	N	2602 E SPRING ST
4	40	721740	1160	08/20/13	\$551,000	\$633,000	960	7	1905	Good	6,400	N	N	936 25TH AVE

Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	50	982870	0290	05/10/12	\$420,000	\$542,000	960	7	1967	Avg	4,000	Y	N	225 32ND AVE E
4	40	982870	2055	05/08/14	\$358,000	\$384,000	960	7	1993	Avg	1,808	N	N	1823 27TH AVE
4	40	118900	0525	08/29/13	\$445,000	\$510,000	980	7	1913	Avg	5,296	N	N	2707 E UNION ST
4	40	796010	0200	10/24/13	\$410,000	\$463,000	980	7	1905	Good	3,600	N	N	806 27TH AVE
4	40	982870	2667	05/19/14	\$482,500	\$515,000	980	7	2005	Avg	1,445	Y	N	1826 C 24TH AVE
4	40	982870	1690	08/06/14	\$529,000	\$552,000	990	7	2014	Avg	3,400	N	N	207 MARTIN LUTHER KING JR WAY E
4	40	982870	1739	06/17/14	\$465,000	\$493,000	995	7	2006	Avg	1,425	N	N	224 B 26TH AVE E
4	50	501600	0085	02/17/14	\$455,000	\$498,000	1,010	7	1945	Avg	4,800	N	N	2926 E REPUBLICAN ST
4	50	920990	0655	08/14/14	\$492,000	\$513,000	1,010	7	1975	Avg	4,360	N	N	316 DEWEY PL E
4	40	912610	2020	10/29/13	\$302,950	\$342,000	1,020	7	1900	Good	3,615	N	N	824 23RD AVE
4	50	920990	0215	05/03/12	\$461,200	\$596,000	1,020	7	1976	Good	4,080	N	N	517 30TH AVE E
4	40	982870	2666	07/28/14	\$507,000	\$531,000	1,020	7	2005	Avg	956	N	N	1826 A 24TH AVE
4	40	982820	0710	09/04/13	\$425,000	\$487,000	1,040	7	1968	Good	2,204	N	N	1708 26TH AVE
4	50	982820	1990	12/04/13	\$583,000	\$652,000	1,040	7	1956	VGood	6,600	N	N	1720 29TH AVE
4	40	982870	1425	06/24/13	\$402,500	\$470,000	1,040	7	1907	Good	3,700	N	N	1815 MARTIN LUTHER KING JR WAY
4	40	381440	0135	11/21/12	\$385,500	\$475,000	1,050	7	1903	Good	2,984	N	N	911 29TH AVE
4	40	982870	1741	10/21/14	\$489,000	\$500,000	1,050	7	2006	Avg	972	N	N	226 A 26TH AVE E
4	40	118900	1010	01/07/13	\$380,000	\$463,000	1,060	7	1908	Avg	6,000	N	N	938 26TH AVE
4	40	381440	0125	10/16/14	\$493,000	\$504,000	1,060	7	1910	Avg	2,874	N	N	903 29TH AVE
4	40	982820	0585	04/25/14	\$551,000	\$592,000	1,070	7	1901	VGood	3,600	N	N	2515 E OLIVE ST
4	50	982820	1695	05/29/12	\$345,000	\$443,000	1,070	7	1926	Avg	4,800	N	N	1525 29TH AVE
4	40	684070	0120	08/17/12	\$352,000	\$444,000	1,080	7	1925	Avg	6,000	N	N	816 26TH AVE
4	40	501600	0927	03/06/13	\$420,000	\$504,000	1,080	7	2008	Avg	1,316	N	N	307 B 27TH AVE E
4	40	721740	0980	10/25/13	\$404,000	\$456,000	1,090	7	1927	Avg	5,120	N	N	930 24TH AVE
4	40	140730	0021	11/09/12	\$305,500	\$377,000	1,100	7	2006	Avg	913	N	N	1818 B 23RD AVE
4	40	118900	1180	06/03/14	\$425,000	\$452,000	1,110	7	1979	Avg	6,000	N	N	942 27TH AVE
4	40	982820	0055	10/08/13	\$439,950	\$499,000	1,120	7	1908	Good	3,750	N	N	1609 24TH AVE
4	40	982820	0070	06/12/12	\$349,950	\$448,000	1,120	7	1901	Good	3,976	N	N	1621 24TH AVE
4	40	796010	0020	11/25/13	\$423,000	\$474,000	1,130	7	1909	Good	2,890	N	N	903 27TH AVE
4	50	982870	0135	02/19/14	\$540,000	\$591,000	1,130	7	1977	VGood	4,000	N	N	104 31ST AVE E
4	50	982870	0167	10/05/13	\$415,000	\$471,000	1,140	7	1979	Avg	4,000	N	N	3107 E JOHN ST

Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	50	982870	0900	05/05/14	\$549,000	\$589,000	1,140	7	1908	VGood	5,400	N	N	210 29TH AVE E
4	50	920990	0335	05/09/14	\$463,000	\$496,000	1,150	7	1905	Good	4,400	N	N	401 31ST AVE E
4	50	982870	0765	04/11/12	\$412,000	\$535,000	1,150	7	1918	Good	4,800	N	N	1819 30TH AVE
4	40	796010	0345	05/02/13	\$455,000	\$538,000	1,160	7	1908	VGood	3,600	N	N	711 27TH AVE
4	40	118900	0220	10/03/13	\$360,000	\$409,000	1,170	7	1904	VGood	3,146	N	N	2718 E UNION ST
4	50	982820	2550	09/06/13	\$420,000	\$481,000	1,170	7	1927	Avg	4,000	Y	N	1629 32ND AVE
4	50	982870	0160	03/01/13	\$469,000	\$563,000	1,170	7	1950	Avg	5,000	N	N	124 31ST AVE E
4	60	983930	1130	12/24/13	\$470,500	\$523,000	1,170	7	1909	Avg	4,400	Y	N	903 31ST AVE
4	40	381440	0070	07/18/12	\$325,000	\$412,000	1,190	7	1926	Avg	4,212	Y	N	816 29TH AVE
4	60	536620	0080	01/13/12	\$450,000	\$596,000	1,190	7	1925	Good	3,812	N	N	820 31ST AVE
4	40	796010	0255	01/31/14	\$459,000	\$505,000	1,200	7	2014	Avg	3,600	N	N	825 MARTIN LUTHER KING JR WAY
4	40	982820	0825	12/06/13	\$466,000	\$521,000	1,210	7	1991	Avg	5,101	Y	N	1606 26TH AVE
4	40	118900	0130	09/15/14	\$493,000	\$509,000	1,270	7	1947	Good	6,720	N	N	1427 27TH AVE
4	40	796010	0260	07/01/14	\$349,500	\$369,000	1,270	7	1963	Avg	3,600	N	N	2717 E MARION ST
4	40	982820	0705	07/05/13	\$440,000	\$512,000	1,280	7	1903	VGood	2,121	N	N	1700 26TH AVE
4	50	982870	1085	10/03/14	\$747,000	\$767,000	1,280	7	1911	Avg	4,800	N	N	215 29TH AVE E
4	50	982870	1235	12/11/13	\$345,000	\$385,000	1,280	7	1950	Avg	4,000	N	N	2804 E HOWELL ST
4	50	660000	0197	05/13/13	\$631,000	\$744,000	1,310	7	1929	VGood	3,490	N	N	3340 E REPUBLICAN ST
4	50	982820	1465	05/29/13	\$535,000	\$628,000	1,310	7	1944	Avg	7,200	N	N	2819 E HOWELL ST
4	50	982820	1725	05/20/14	\$387,500	\$414,000	1,320	7	1929	Avg	4,440	N	N	1509 29TH AVE
4	50	982820	2215	09/05/14	\$665,000	\$689,000	1,320	7	1921	VGood	4,400	Y	N	1635 31ST AVE
4	60	536620	0205	06/03/14	\$613,000	\$652,000	1,350	7	1991	Avg	3,068	Y	N	818 30TH AVE
4	40	721740	0895	06/09/14	\$550,000	\$584,000	1,380	7	2000	Avg	3,402	N	N	929 24TH AVE
4	40	982870	2671	04/25/12	\$302,000	\$391,000	1,393	7	1998	Avg	1,610	N	N	1830 24TH AVE
4	40	721740	0715	10/24/13	\$465,000	\$526,000	1,420	7	1905	VGood	3,840	N	N	1110 24TH AVE
4	50	982820	2085	10/25/12	\$482,000	\$597,000	1,420	7	1985	Avg	4,400	Y	N	1710 30TH AVE
4	60	983930	0780	08/29/12	\$425,000	\$534,000	1,430	7	1909	Avg	4,400	Y	N	1126 30TH AVE
4	40	051900	0185	05/24/12	\$360,000	\$463,000	1,440	7	1909	Avg	2,700	N	N	2407 E MARION ST
4	40	982820	1020	10/31/14	\$427,500	\$435,000	1,480	7	1925	Avg	4,200	N	N	1517 27TH AVE
4	40	982870	1521	09/09/12	\$600,000	\$752,000	1,480	7	1986	Avg	3,920	N	N	134 27TH AVE E
4	40	982820	0135	09/04/12	\$535,000	\$671,000	1,490	7	1901	Good	4,200	N	N	1733 24TH AVE



King County

Department of Assessments

Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	60	983930	1055	06/26/14	\$670,000	\$708,000	1,490	7	1906	Good	4,400	Y	N	928 31ST AVE
4	60	983930	1055	05/28/13	\$607,500	\$714,000	1,490	7	1906	Good	4,400	Y	N	928 31ST AVE
4	60	536620	0385	09/02/14	\$425,000	\$440,000	1,520	7	1906	Avg	3,376	N	N	753 32ND AVE
4	60	536620	0020	07/20/12	\$440,000	\$558,000	1,540	7	1909	Good	3,600	N	N	825 32ND AVE
4	40	982820	1195	04/30/12	\$450,000	\$582,000	1,540	7	1925	VGood	4,800	N	N	2720 E PIKE ST
4	40	181380	0015	04/02/12	\$375,000	\$488,000	1,550	7	1901	Avg	4,070	N	N	2323 E MADISON ST
4	50	982870	0235	04/25/13	\$625,000	\$740,000	1,560	7	1915	VGood	4,500	Y	N	206 31ST AVE E
4	40	051900	0200	06/03/14	\$550,000	\$585,000	1,580	7	1925	Good	3,000	N	N	828 24TH AVE
4	50	982870	0940	05/08/14	\$550,000	\$589,000	1,580	7	1901	Avg	4,800	N	N	234 29TH AVE E
4	60	536620	0210	08/19/14	\$454,000	\$472,000	1,590	7	1991	Avg	4,094	Y	N	824 30TH AVE
4	60	536620	0400	07/03/13	\$416,000	\$484,000	1,590	7	1906	Avg	5,253	N	N	3112 E CHERRY ST
4	50	501600	0170	06/11/13	\$547,000	\$640,000	1,630	7	1903	VGood	4,800	N	N	2908 E HARRISON ST
4	40	982870	2120	07/01/14	\$581,000	\$613,000	1,630	7	1921	Avg	2,566	N	N	1822 25TH AVE
4	50	501600	0190	05/16/12	\$412,000	\$531,000	1,660	7	1901	Good	3,960	N	N	413 DEWEY PL E
4	50	501600	0180	11/18/13	\$545,000	\$612,000	1,670	7	1989	Avg	3,932	N	N	405 DEWEY PL E
4	50	982870	0985	10/04/12	\$370,000	\$461,000	1,700	7	1953	Good	4,800	N	N	2918 E JOHN ST
4	60	155620	0145	10/07/14	\$565,000	\$580,000	1,710	7	1907	Good	3,875	N	N	719 30TH AVE
4	60	536620	0300	03/20/14	\$506,000	\$550,000	1,720	7	1923	Avg	7,684	N	N	3010 E CHERRY ST
4	40	721740	1185	06/13/13	\$485,037	\$568,000	1,760	7	1962	Good	3,199	N	N	924 25TH AVE
4	40	722850	0096	06/20/13	\$416,000	\$486,000	1,770	7	1900	VGood	2,320	N	N	2310 E PIKE ST
4	60	983930	0775	07/10/14	\$655,000	\$689,000	1,920	7	1980	Avg	4,080	Y	N	1122 30TH AVE
4	40	381440	0130	04/23/12	\$481,000	\$623,000	2,170	7	2011	Avg	2,870	N	N	905 29TH AVE
4	40	982820	0702	10/23/13	\$344,100	\$389,000	790	8	1990	Good	782	N	N	2518 E OLIVE ST
4	50	501600	0495	08/09/13	\$505,000	\$582,000	830	8	1927	Good	1,920	N	N	417 29TH AVE E
4	40	982870	1783	11/01/12	\$428,320	\$530,000	860	8	2003	Avg	1,377	N	N	217 B 27TH AVE E
4	40	982870	2519	05/12/14	\$490,000	\$524,000	870	8	2004	Avg	1,391	N	N	104 B 24TH AVE E
4	40	982870	1487	12/20/13	\$333,500	\$371,000	880	8	2005	Avg	720	N	N	2710 B E DENNY WAY
4	40	982870	2771	11/13/14	\$359,950	\$365,000	893	8	2007	Avg	965	N	N	1835 B 24TH AVE
4	40	983930	1255	09/26/12	\$368,000	\$459,000	900	8	1911	Avg	4,950	N	N	928 29TH AVE
4	40	982820	0550	01/06/12	\$425,000	\$564,000	950	8	2011	Avg	2,400	N	N	2504 E PINE ST
4	40	684070	0235	11/18/13	\$326,150	\$366,000	960	8	1930	VGood	1,675	N	N	723 B 26TH AVE

Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	40	684070	0238	11/04/13	\$329,950	\$372,000	960	8	1930	VGood	1,604	N	N	721 B 26TH AVE
4	40	684070	0224	06/18/13	\$310,000	\$362,000	1,000	8	1931	VGood	1,612	N	N	713 B 26TH AVE
4	40	982870	2389	05/13/14	\$525,000	\$562,000	1,010	8	2008	Avg	1,161	N	N	215 A 26TH AVE E
4	40	982870	2390	11/27/13	\$525,000	\$588,000	1,010	8	2008	Avg	1,164	N	N	209 B 26TH AVE E
4	40	982870	2513	05/06/14	\$460,000	\$493,000	1,020	8	2004	Avg	929	N	N	100 A 24TH AVE E
4	40	982870	2518	06/17/14	\$479,000	\$507,000	1,020	8	2004	Avg	932	N	N	106 B 24TH AVE E
4	40	982870	2676	07/03/13	\$445,000	\$518,000	1,040	8	2008	Avg	1,370	N	N	1832 B 24TH AVE
4	40	982870	2597	07/18/13	\$475,000	\$551,000	1,050	8	2013	Avg	1,402	N	N	131 A 25TH AVE E
4	40	982870	2134	05/02/12	\$406,000	\$525,000	1,050	8	2003	Avg	1,241	N	N	1826 A 25TH AVE
4	40	982870	2649	10/28/14	\$515,000	\$525,000	1,060	8	2007	Avg	1,178	N	N	1814 A 24TH AVE
4	40	982870	2651	06/11/12	\$423,000	\$542,000	1,070	8	2007	Avg	1,339	Y	N	1812 B 24TH AVE
4	40	684070	0236	03/11/14	\$453,000	\$493,000	1,080	8	2014	Avg	1,358	N	N	723 A 26TH AVE
4	40	684070	0237	03/11/14	\$449,950	\$490,000	1,080	8	2014	Avg	1,361	N	N	721 A 26TH AVE
4	40	982870	2250	06/27/13	\$575,000	\$670,000	1,100	8	2009	Avg	1,364	N	N	122 A 25TH AVE E
4	40	982870	2243	09/13/13	\$455,000	\$520,000	1,100	8	2008	Avg	1,368	N	N	118 C 25TH AVE E
4	40	982870	1485	10/16/13	\$495,000	\$561,000	1,110	8	2005	Avg	1,872	N	N	2708 E DENNY WAY
4	50	660000	0071	04/03/13	\$543,500	\$648,000	1,120	8	1965	Avg	9,298	N	N	304 33RD AVE E
4	40	982870	1608	09/15/14	\$525,000	\$542,000	1,120	8	1996	Avg	2,350	N	N	212 27TH AVE E
4	40	982870	1605	10/02/14	\$585,000	\$601,000	1,130	8	1995	Avg	2,350	N	N	214 27TH AVE E
4	40	982870	2262	07/24/14	\$500,000	\$524,000	1,140	8	2006	Avg	1,236	N	N	128 A 25TH AVE E
4	40	982870	2268	10/18/13	\$459,000	\$520,000	1,140	8	2006	Avg	1,232	N	N	132 B 25TH AVE E
4	40	118900	0492	06/06/14	\$405,000	\$430,000	1,140	8	2007	Avg	1,073	N	N	2816 E SPRING ST
4	40	982870	1372	09/05/12	\$399,000	\$500,000	1,140	8	2008	Avg	1,254	N	N	1828 A 27TH AVE
4	40	982870	1375	11/21/12	\$546,000	\$672,000	1,140	8	2008	Avg	1,431	Y	N	1824 A 27TH AVE
4	40	982870	2244	09/19/13	\$575,000	\$656,000	1,140	8	2008	Avg	1,019	N	N	118 B 25TH AVE E
4	50	982820	2435	08/15/12	\$650,000	\$819,000	1,150	8	1981	Good	4,000	Y	N	1527 32ND AVE
4	50	660000	0080	04/17/13	\$755,000	\$896,000	1,160	8	2007	Good	4,753	N	N	3317 E HARRISON ST
4	40	332504	9067	05/06/13	\$422,500	\$499,000	1,160	8	2005	Avg	1,298	N	N	1744 23RD AVE
4	40	332504	9069	08/29/13	\$464,000	\$532,000	1,160	8	2005	Avg	1,303	N	N	1748 23RD AVE
4	40	181380	0045	03/29/12	\$440,000	\$573,000	1,170	8	2004	Avg	1,643	N	N	2324 E DENNY WAY
4	50	660000	0185	02/20/14	\$740,000	\$810,000	1,170	8	1955	Good	7,930	N	N	451 LAKE WASHINGTON BLVD E

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Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	40	118900	0207	10/21/14	\$387,000	\$395,000	1,170	8	2001	Avg	1,394	N	N	2710 A E UNION ST
4	40	118900	0825	07/02/14	\$580,000	\$612,000	1,200	8	1905	Avg	3,960	N	N	1121 27TH AVE
4	40	332504	9030	11/12/12	\$391,000	\$482,000	1,200	8	2005	Avg	2,031	N	N	1742 23RD AVE
4	40	982870	1362	11/07/13	\$550,000	\$619,000	1,210	8	2007	Avg	1,573	Y	N	1816 A 27TH AVE
4	40	982870	1363	06/11/13	\$550,000	\$644,000	1,210	8	2007	Avg	1,537	Y	N	1816 B 27TH AVE
4	40	982870	1364	04/01/13	\$548,000	\$653,000	1,210	8	2007	Avg	1,904	Y	N	1818 27TH AVE
4	40	721740	1025	04/17/14	\$534,600	\$576,000	1,230	8	1994	Avg	2,729	N	N	915 25TH AVE
4	40	118900	0210	04/24/13	\$441,000	\$523,000	1,250	8	2008	Avg	3,164	N	N	2712 E UNION ST
4	40	118900	0700	10/01/14	\$625,000	\$642,000	1,250	8	1906	Avg	4,128	N	N	1118 27TH AVE
4	40	982820	0207	09/09/14	\$506,888	\$524,000	1,250	8	1998	Avg	1,750	N	N	1723 B 25TH AVE
4	40	332504	9068	07/31/13	\$469,000	\$542,000	1,250	8	2005	Avg	1,071	N	N	1746 23RD AVE
4	40	721740	0741	04/29/13	\$452,000	\$535,000	1,260	8	1999	Avg	1,920	N	N	1128 24TH AVE
4	40	982870	1791	01/23/14	\$559,000	\$617,000	1,260	8	2008	Avg	1,288	N	N	209 B 27TH AVE E
4	60	983930	0545	07/14/14	\$605,000	\$636,000	1,270	8	1921	Good	5,500	Y	N	1113 30TH AVE
4	40	140730	0036	03/27/12	\$390,000	\$508,000	1,280	8	2001	Avg	2,158	N	N	1822 B 23RD AVE
4	40	982870	1373	01/24/12	\$525,000	\$694,000	1,280	8	2008	Avg	1,744	Y	N	1826 27TH AVE
4	40	982870	2777	04/15/14	\$570,000	\$615,000	1,290	8	2014	Avg	885	N	N	1831 A 24TH AVE
4	40	982870	2779	04/24/14	\$539,950	\$581,000	1,290	8	2014	Avg	1,020	N	N	1829 A 24TH AVE
4	40	118900	0805	05/30/13	\$509,000	\$598,000	1,310	8	1910	Good	4,080	N	N	1127 27TH AVE
4	50	177850	0015	10/16/14	\$728,000	\$745,000	1,310	8	1915	Avg	4,000	N	N	208 32ND AVE E
4	40	982820	0230	11/15/13	\$642,600	\$722,000	1,330	8	2000	Avg	4,200	N	N	1703 25TH AVE
4	40	118900	1325	10/10/12	\$454,000	\$565,000	1,340	8	1910	VGood	2,975	N	N	2717 E SPRING ST
4	40	982870	2780	04/22/14	\$558,950	\$602,000	1,340	8	2014	Avg	2,015	N	N	1829 B 24TH AVE
4	40	982870	2778	04/22/14	\$549,950	\$592,000	1,340	8	2014	Avg	840	N	N	1831 B 24TH AVE
4	50	982820	1955	04/01/13	\$424,000	\$505,000	1,350	8	1913	Avg	5,400	N	N	1611 30TH AVE
4	50	982820	2650	08/20/13	\$467,000	\$537,000	1,350	8	1928	Avg	3,200	Y	N	1730 31ST AVE
4	40	982820	0620	07/09/13	\$538,000	\$625,000	1,360	8	1908	VGood	2,264	N	N	1704 25TH AVE
4	50	982820	2535	06/26/13	\$595,000	\$694,000	1,360	8	1929	Good	3,025	Y	N	3103 E OLIVE ST
4	40	982870	1826	07/09/14	\$650,000	\$684,000	1,360	8	2014	Avg	1,362	N	N	2612 E DENNY WAY
4	40	982820	1200	03/26/13	\$524,900	\$627,000	1,380	8	1929	Good	3,150	N	N	1600 27TH AVE
4	50	982820	2460	03/18/13	\$525,000	\$628,000	1,380	8	1907	Avg	4,000	Y	N	1515 32ND AVE



Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	50	982820	2405	07/08/13	\$635,000	\$738,000	1,390	8	1909	VGood	4,000	Y	N	1530 31ST AVE
4	40	982820	0260	08/08/13	\$655,000	\$755,000	1,400	8	2007	Avg	3,600	N	N	1622 24TH AVE
4	40	721740	0255	08/30/13	\$548,000	\$628,000	1,420	8	2004	Avg	2,053	N	N	1422 A 25TH AVE
4	40	982870	2812	09/23/14	\$582,000	\$599,000	1,427	8	2000	Avg	1,189	N	N	1819 A 24TH AVE
4	40	051900	0100	04/10/13	\$475,000	\$565,000	1,430	8	1917	Good	4,560	N	N	823 25TH AVE
4	40	982870	1985	09/08/14	\$555,000	\$574,000	1,430	8	2001	Avg	1,860	N	N	1814 26TH AVE
4	40	721740	0246	06/05/13	\$475,000	\$557,000	1,440	8	2007	Avg	1,836	N	N	1424 25TH AVE
4	50	501600	0150	09/13/12	\$615,000	\$770,000	1,470	8	1924	VGood	4,800	N	N	418 29TH AVE E
4	40	982870	2731	09/15/14	\$598,450	\$618,000	1,470	8	2014	Avg	1,530	N	N	1805 25TH AVE
4	40	796010	0120	06/12/14	\$600,000	\$637,000	1,480	8	1914	Good	5,400	N	N	810 MARTIN LUTHER KING JR WAY
4	40	982870	2260	05/20/13	\$504,000	\$593,000	1,480	8	2006	Avg	1,169	N	N	130 B 25TH AVE E
4	40	982870	2265	05/06/14	\$500,000	\$536,000	1,480	8	2006	Avg	1,171	N	N	134 B 25TH AVE E
4	40	982870	2261	01/23/14	\$504,800	\$557,000	1,480	8	2006	Avg	1,167	N	N	130 A 25TH AVE E
4	40	982870	2266	10/03/14	\$520,000	\$534,000	1,480	8	2006	Avg	1,165	N	N	134 A 25TH AVE E
4	50	920990	0190	05/24/12	\$472,650	\$608,000	1,490	8	2005	Avg	4,432	N	N	537 30TH AVE E
4	40	051900	0190	02/01/13	\$535,000	\$647,000	1,530	8	1909	VGood	2,400	N	N	822 24TH AVE
4	40	721740	1095	04/29/13	\$489,900	\$580,000	1,530	8	1907	Good	3,000	N	N	2415 E SPRING ST
4	40	118900	0025	09/05/14	\$659,000	\$682,000	1,540	8	1907	Avg	5,040	N	N	1424 26TH AVE
4	40	982820	0210	11/12/13	\$550,000	\$618,000	1,540	8	2004	Avg	2,383	N	N	1715 25TH AVE
4	40	982870	2730	12/19/14	\$539,950	\$542,000	1,540	8	2014	Avg	1,080	N	N	1805 B 25TH AVE
4	40	982870	2729	07/07/14	\$599,950	\$632,000	1,540	8	2014	Avg	993	N	N	1805 A 25TH AVE
4	40	982870	1730	10/04/13	\$579,000	\$658,000	1,560	8	2010	Avg	1,749	N	N	216 26TH AVE E
4	60	983930	1165	10/01/14	\$998,500	\$1,026,000	1,570	8	1914	Good	4,400	N	N	926 30TH AVE
4	50	982870	0560	03/06/13	\$700,000	\$840,000	1,590	8	1901	VGood	4,400	N	N	1826 30TH AVE
4	40	982870	2246	03/12/12	\$440,000	\$575,000	1,590	8	2009	Avg	939	N	N	126 B 25TH AVE E
4	40	982820	1182	04/02/14	\$630,000	\$682,000	1,620	8	1925	VGood	4,800	N	N	1505 MARTIN LUTHER KING JR WAY
4	60	536620	0130	05/07/13	\$695,000	\$821,000	1,630	8	1908	VGood	3,602	Y	N	825 31ST AVE
4	40	051900	0043	07/14/14	\$602,000	\$633,000	1,640	8	1998	Avg	3,804	N	N	907 25TH AVE
4	40	982870	1506	06/19/14	\$799,000	\$846,000	1,640	8	2014	Avg	1,725	N	N	124 27TH AVE E
4	40	982870	2251	06/23/14	\$579,000	\$612,000	1,640	8	2009	Avg	1,269	N	N	126 C 25TH AVE E
4	40	982870	1507	12/02/14	\$759,000	\$766,000	1,640	8	2014	Avg	1,873	N	N	122 27TH AVE E



Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	40	982870	1508	05/20/14	\$772,000	\$824,000	1,640	8	2014	Avg	1,204	N	N	120 27TH AVE E
4	40	181380	0055	06/11/12	\$477,000	\$611,000	1,660	8	1903	Avg	3,200	N	N	111 24TH AVE E
4	40	796010	0030	08/14/14	\$601,000	\$626,000	1,660	8	1998	Avg	3,600	N	N	906 27TH AVE
4	60	381440	0005	06/21/12	\$725,000	\$926,000	1,690	8	1907	Good	4,080	Y	N	909 30TH AVE
4	60	536620	0250	12/31/13	\$645,000	\$716,000	1,700	8	1908	Good	3,528	Y	N	765 31ST AVE
4	60	983930	0875	05/14/14	\$800,000	\$856,000	1,700	8	1906	Good	4,400	Y	N	1109 32ND AVE
4	40	796010	0110	04/22/13	\$436,000	\$517,000	1,710	8	1994	Avg	3,600	N	N	820 MARTIN LUTHER KING JR WAY
4	40	721740	0490	04/09/12	\$580,000	\$753,000	1,750	8	2004	Avg	3,840	N	N	1106 25TH AVE
4	40	721740	1186	12/30/13	\$550,000	\$611,000	1,760	8	2013	Avg	3,199	N	N	924 B 25TH AVE
4	50	982820	2505	06/25/13	\$651,000	\$759,000	1,770	8	1930	Good	4,000	Y	N	1616 31ST AVE
4	40	982870	1511	05/28/12	\$565,000	\$726,000	1,780	8	1983	Good	5,416	Y	N	126 27TH AVE E
4	50	982870	0325	12/26/13	\$765,000	\$850,000	1,840	8	2003	Good	4,400	N	N	200 30TH AVE E
4	40	982820	0840	08/26/13	\$605,700	\$695,000	1,870	8	1915	Good	5,400	Y	N	1620 26TH AVE
4	60	983930	0755	02/13/12	\$523,750	\$689,000	1,890	8	1910	VGood	2,496	N	N	1104 30TH AVE
4	60	536620	0410	03/17/14	\$739,500	\$804,000	1,910	8	1912	Good	5,210	N	N	3108 E CHERRY ST
4	40	118900	0645	10/22/14	\$650,000	\$664,000	1,930	8	1914	Good	3,976	N	N	1100 27TH AVE
4	50	982870	0732	06/24/13	\$619,600	\$723,000	1,950	8	1994	Good	4,796	N	N	1831 30TH AVE
4	50	118900	0290	10/01/14	\$799,000	\$821,000	2,160	8	2014	Avg	2,548	N	N	1434 MARTIN LUTHER KING JR WAY
4	50	531710	0285	05/02/14	\$755,000	\$810,000	2,220	8	1979	Avg	5,679	N	N	545 LAKE WASHINGTON BLVD E
4	40	982870	1530	01/07/14	\$630,000	\$698,000	2,250	8	1998	Avg	6,867	N	N	2719 E JOHN ST
4	50	982870	1216	04/22/13	\$599,950	\$711,000	2,300	8	2008	Avg	4,477	N	N	107 29TH AVE E
4	50	177850	0020	12/23/13	\$730,000	\$812,000	2,380	8	2006	Good	4,000	N	N	214 32ND AVE E
4	50	920990	0672	08/25/14	\$1,050,000	\$1,091,000	2,530	8	2014	Avg	4,167	N	N	2930 E THOMAS ST
4	40	118900	0030	06/03/14	\$650,000	\$691,000	2,550	8	1902	VGood	5,040	N	N	1420 26TH AVE
4	50	982820	2400	08/12/13	\$564,000	\$650,000	2,570	8	1908	Avg	4,000	Y	N	1524 31ST AVE
4	50	531710	0286	02/29/12	\$765,000	\$1,003,000	2,670	8	2011	Avg	7,129	N	N	3200 E REPUBLICAN ST
4	50	982820	1613	11/01/12	\$588,800	\$728,000	2,760	8	2006	Avg	3,995	N	N	2818 E PINE ST
4	40	051900	0240	05/10/13	\$661,000	\$780,000	2,970	8	1992	Avg	5,582	N	N	811 24TH AVE
4	40	796010	0318	08/08/13	\$479,500	\$553,000	1,040	9	2013	Avg	1,462	N	N	727 A 27TH AVE
4	40	796010	0319	07/19/13	\$445,000	\$516,000	1,040	9	2013	Avg	1,012	N	N	727 B 27TH AVE
4	40	982870	2561	04/18/14	\$540,000	\$582,000	1,050	9	2008	Avg	1,327	N	N	128 A 24TH AVE E



Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	40	721740	0115	07/03/13	\$459,000	\$534,000	1,060	9	2008	Avg	1,423	N	N	1412 A 24TH AVE
4	50	982820	2481	08/29/12	\$519,500	\$653,000	1,090	9	1991	Avg	1,920	Y	N	3112 E PIKE ST
4	40	982870	2590	02/20/13	\$549,000	\$661,000	1,100	9	2013	Avg	1,501	N	N	133 A 25TH AVE E
4	40	982870	2310	11/25/13	\$485,000	\$543,000	1,105	9	2007	Avg	1,093	N	N	103 C 26TH AVE E
4	40	982870	2310	06/11/14	\$487,028	\$517,000	1,105	9	2007	Avg	1,093	N	N	103 C 26TH AVE E
4	40	982870	2309	11/13/12	\$419,000	\$517,000	1,105	9	2007	Avg	1,092	N	N	103 B 26TH AVE E
4	40	982870	2840	12/12/12	\$599,950	\$735,000	1,110	9	2012	Avg	1,377	N	N	1810 C 23RD AVE E
4	40	982870	2838	12/12/12	\$590,000	\$723,000	1,110	9	2012	Avg	1,349	N	N	1810 A 23RD AVE E
4	40	982870	2839	01/02/13	\$588,000	\$717,000	1,110	9	2012	Avg	1,363	N	N	1810 B 23RD AVE E
4	40	982870	1731	05/08/12	\$577,000	\$745,000	1,150	9	2012	Avg	1,721	N	N	216 B 26TH AVE E
4	40	982870	2308	11/27/13	\$528,000	\$591,000	1,175	9	2007	Avg	1,730	N	N	103 A 26TH AVE E
4	40	982870	1776	11/24/14	\$665,000	\$673,000	1,200	9	2014	Avg	1,517	N	N	227 A 27TH AVE E
4	40	982870	1777	08/25/14	\$745,000	\$774,000	1,200	9	2014	Avg	1,514	N	N	227 B 27TH AVE E
4	40	982820	0778	11/18/13	\$571,000	\$641,000	1,300	9	2008	Avg	1,451	N	N	1717 B 27TH AVE
4	40	982820	0072	08/02/13	\$683,000	\$789,000	1,350	9	2002	Avg	3,600	N	N	1625 24TH AVE
4	40	982870	1929	04/08/13	\$495,500	\$590,000	1,350	9	2006	Avg	1,133	N	N	119 B 27TH AVE E
4	40	982870	1930	05/17/13	\$559,000	\$659,000	1,385	9	2006	Avg	2,275	N	N	119 27TH AVE E
4	40	982870	2157	04/16/14	\$645,000	\$695,000	1,410	9	2004	Avg	1,588	Y	N	1833 26TH AVE
4	40	982820	0071	12/03/13	\$750,000	\$839,000	1,420	9	2013	Avg	3,976	N	N	1623 24TH AVE E
4	40	982870	1723	10/17/13	\$582,000	\$659,000	1,480	9	2013	Avg	944	N	N	210 A 26TH AVE E
4	40	982870	1725	10/23/13	\$578,000	\$653,000	1,500	9	2013	Avg	1,157	N	N	212 26TH AVE E
4	40	982870	1716	02/14/12	\$470,000	\$618,000	1,500	9	2011	Avg	1,078	N	N	2606 E JOHN ST
4	40	982870	1717	02/29/12	\$470,000	\$616,000	1,500	9	2011	Avg	1,981	N	N	2608 E JOHN ST
4	40	982870	1726	10/17/13	\$565,000	\$640,000	1,500	9	2013	Avg	2,042	N	N	214 26TH AVE E
4	50	982870	0200	05/05/14	\$831,000	\$891,000	1,610	9	2011	Good	4,000	Y	N	121 32ND AVE E
4	50	982870	0200	05/03/12	\$725,000	\$937,000	1,610	9	2011	Good	4,000	Y	N	121 32ND AVE E
4	50	920990	0450	02/10/14	\$582,500	\$639,000	1,650	9	2004	Avg	2,050	N	N	406 31ST AVE E
4	40	982870	1775	09/10/14	\$858,888	\$888,000	1,670	9	2014	Avg	1,771	N	N	225 27TH AVE E
4	40	982870	1724	11/14/13	\$539,000	\$606,000	1,680	9	2013	Avg	658	N	N	210 B 26TH AVE E
4	60	536620	0165	08/02/12	\$658,000	\$832,000	1,710	9	1907	Good	3,872	Y	N	802 30TH AVE
4	50	501600	0268	12/10/12	\$692,500	\$849,000	1,730	9	2000	Avg	4,200	N	N	304 29TH AVE E



Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	50	501600	0275	01/19/12	\$727,500	\$963,000	1,770	9	1997	Avg	3,698	N	N	303 DEWEY PL E
4	50	177850	0010	05/22/13	\$665,000	\$782,000	1,800	9	1993	Avg	4,000	N	N	206 32ND AVE E
4	40	982820	0075	09/03/12	\$676,000	\$848,000	1,830	9	2002	Avg	3,600	N	N	1627 24TH AVE
4	40	155620	0095	05/10/12	\$605,000	\$780,000	2,040	9	1994	Avg	3,776	N	N	710 29TH AVE
4	50	982820	1885	08/22/14	\$812,000	\$844,000	2,040	9	1998	Avg	4,559	N	N	1606 29TH AVE
4	40	982870	2155	08/24/13	\$829,000	\$952,000	2,100	9	2003	Avg	3,176	Y	N	1837 26TH AVE
4	40	982870	1428	02/21/14	\$598,000	\$654,000	2,120	9	2003	Avg	3,512	N	N	1809 MARTIN LUTHER KING JR WAY
4	40	912610	1980	06/21/13	\$663,000	\$774,000	2,130	9	2013	Avg	3,450	N	N	712 23RD AVE
4	50	982820	1774	11/16/12	\$675,000	\$832,000	2,160	9	1991	Avg	4,275	N	N	2900 E PIKE ST
4	40	982820	1357	05/01/13	\$592,000	\$700,000	2,230	9	2004	Avg	1,920	Y	N	1728 27TH AVE
4	60	983930	1205	04/01/13	\$930,500	\$1,109,000	2,250	9	2003	Avg	4,400	N	N	939 30TH AVE
4	50	982870	0521	09/26/13	\$885,000	\$1,008,000	2,420	9	2013	Avg	3,995	N	N	1806 30TH AVE
4	60	155620	0005	06/03/14	\$847,000	\$901,000	2,550	9	1905	Good	4,623	Y	N	805 30TH AVE
4	50	983930	0320	03/13/14	\$925,000	\$1,007,000	2,610	9	2013	Avg	4,400	Y	N	1419 30TH AVE
4	50	983930	0265	12/03/13	\$880,000	\$984,000	2,640	9	2013	Avg	4,400	Y	N	1424 30TH AVE
4	50	982870	1035	11/07/13	\$875,000	\$985,000	3,250	9	2013	Avg	6,000	N	N	230 MARTIN LUTHER KING JR WAY E
4	40	982870	1853	07/08/13	\$574,000	\$667,000	1,284	10	2006	Avg	1,223	N	N	114 B 26TH AVE E
4	40	982820	0975	03/11/13	\$895,000	\$1,072,000	1,680	10	2003	Avg	4,800	Y	N	1522 26TH AVE
4	40	982820	0621	09/20/13	\$792,000	\$903,000	1,910	10	2013	Avg	1,937	N	N	2502 E OLIVE ST
4	40	982820	0583	10/19/12	\$835,000	\$1,036,000	2,060	10	2010	Avg	3,600	N	N	1631 26TH AVE
4	40	982820	0830	09/11/12	\$820,000	\$1,027,000	2,130	10	2007	Avg	4,800	Y	N	1614 26TH AVE
4	50	531710	0294	11/13/14	\$1,333,000	\$1,353,000	2,450	10	2014	Avg	5,126	N	N	541 LAKE WASHINGTON BLVD E
4	50	982870	0935	04/29/14	\$995,000	\$1,069,000	2,580	10	2013	Avg	4,800	N	N	230 29TH AVE E
4	50	501600	0450	07/26/13	\$1,220,000	\$1,412,000	2,670	10	2005	VGood	5,120	N	N	317 29TH AVE E
4	50	920990	0650	10/25/13	\$882,000	\$997,000	2,700	10	2013	Avg	4,360	N	N	320 DEWEY PL E
4	50	920990	0076	05/28/14	\$970,000	\$1,033,000	2,780	10	2014	Avg	4,000	N	N	504 31ST AVE E
11	80	364410	0072	11/07/14	\$245,000	\$249,000	670	6	1960	VGood	2,356	N	N	1306 29TH AVE S
11	80	364410	0073	11/22/14	\$245,000	\$248,000	670	6	1960	VGood	1,675	N	N	1308 29TH AVE S
11	80	429480	0025	02/10/12	\$293,000	\$386,000	840	6	1914	Good	2,000	N	N	707 29TH AVE S
11	80	125020	0995	07/23/13	\$485,000	\$562,000	860	6	1907	VGood	3,600	N	N	313 29TH AVE S
11	80	073000	0140	08/18/14	\$290,000	\$302,000	930	6	1918	Avg	2,142	N	N	2725 S JUDKINS ST

Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	80	327480	0160	12/10/13	\$264,900	\$296,000	940	6	1908	Good	3,720	N	N	931 28TH AVE S
11	80	125020	1165	11/21/14	\$441,000	\$446,000	1,150	6	1987	Avg	3,600	N	N	531 29TH AVE S
11	80	341660	1005	03/24/14	\$420,000	\$456,000	1,440	6	1942	Avg	4,300	N	N	201 29TH AVE S
11	80	056700	0731	08/28/13	\$275,000	\$316,000	720	7	2003	Avg	1,402	N	N	2817 S NORMAN ST
11	80	056700	0732	09/11/13	\$280,900	\$321,000	720	7	2003	Avg	1,230	N	N	2815 S NORMAN ST
11	80	056700	0382	11/10/14	\$370,000	\$376,000	780	7	2009	Avg	1,133	N	N	1134 29TH AVE S
11	80	073000	0138	10/12/12	\$225,000	\$280,000	800	7	2006	Avg	2,142	N	N	2723 A S JUDKINS ST
11	80	073000	0139	10/16/14	\$305,000	\$312,000	800	7	2006	Avg	2,142	N	N	2723 B S JUDKINS ST
11	40	684070	0570	12/17/12	\$440,000	\$538,000	850	7	1920	Good	4,550	N	N	522 28TH AVE
11	80	364410	0115	07/24/13	\$374,500	\$434,000	930	7	2005	Avg	2,350	N	N	2911 S JUDKINS ST
11	60	536620	0585	12/04/12	\$535,000	\$657,000	940	7	1911	VGood	3,000	N	N	623 32ND AVE
11	80	056700	0385	06/23/14	\$362,500	\$383,000	940	7	2009	Avg	1,768	N	N	1124 29TH AVE S
11	70	341660	0618	12/03/13	\$426,000	\$476,000	970	7	1923	Good	3,440	N	N	111 31ST AVE S
11	80	713730	0250	09/25/12	\$286,000	\$357,000	990	7	1980	Avg	2,805	N	N	2708 S JUDKINS ST
11	80	073000	0085	08/01/14	\$285,000	\$298,000	990	7	1998	Avg	2,446	N	N	1300 MARTIN LUTHER KING JR WAY S
11	60	536620	0705	10/02/12	\$470,000	\$586,000	1,000	7	1987	Good	4,500	N	N	541 31ST AVE
11	80	125020	0828	06/02/14	\$350,000	\$372,000	1,040	7	1957	Avg	4,500	N	N	538 MARTIN LUTHER KING JR WAY S
11	80	056700	0672	09/30/14	\$342,000	\$352,000	1,040	7	2003	Avg	1,251	N	N	2815 S CHARLES ST
11	80	056700	0440	02/11/14	\$518,500	\$569,000	1,060	7	1900	Avg	8,500	Y	N	921 YAKIMA AVE S
11	80	056700	0680	08/01/14	\$359,000	\$375,000	1,080	7	2003	Avg	1,071	N	N	2821 S CHARLES ST
11	80	056700	0680	04/26/12	\$290,000	\$375,000	1,080	7	2003	Avg	1,071	N	N	2821 S CHARLES ST
11	80	056700	0660	12/04/14	\$425,000	\$429,000	1,110	7	1977	Avg	5,300	N	N	831 29TH AVE S
11	70	447340	0045	08/26/14	\$535,000	\$556,000	1,120	7	1954	VGood	5,600	Y	N	725 31ST AVE S
11	80	341660	1045	06/23/14	\$345,000	\$365,000	1,140	7	1904	Good	4,200	N	N	112 28TH AVE S
11	80	364410	0085	04/22/14	\$375,000	\$404,000	1,160	7	2001	Avg	1,443	N	N	1314 29TH AVE S
11	80	364410	0100	11/22/13	\$310,000	\$348,000	1,160	7	2001	Avg	1,882	N	N	2910 S IRVING ST
11	70	690920	0037	08/15/14	\$375,000	\$391,000	1,160	7	2002	Avg	1,648	N	N	1316 A 30TH AVE S
11	80	364410	0086	05/05/14	\$340,000	\$365,000	1,160	7	2001	Avg	1,438	N	N	1314 29TH AVE S
11	80	056700	0150	05/20/13	\$420,000	\$494,000	1,210	7	1926	Good	2,760	Y	N	933 YAKIMA PL S
11	40	684070	0505	09/12/13	\$425,000	\$486,000	1,220	7	1926	Good	4,550	N	N	531 28TH AVE
11	80	364410	0101	07/07/14	\$374,000	\$394,000	1,260	7	2001	Avg	1,575	N	N	1324 29TH AVE S



King County

Department of Assessments

Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	80	125020	1194	11/07/14	\$449,000	\$456,000	1,270	7	1903	VGood	6,600	N	N	515 29TH AVE S
11	40	684070	0475	11/19/12	\$459,000	\$565,000	1,270	7	1926	Good	5,005	N	N	503 28TH AVE
11	80	056700	0325	09/06/12	\$504,500	\$633,000	1,280	7	1908	Good	4,000	Y	N	1107 YAKIMA AVE S
11	60	936360	0450	05/31/13	\$560,000	\$657,000	1,290	7	1963	Avg	5,000	N	N	510 31ST AVE
11	80	103200	0089	07/30/13	\$323,000	\$373,000	1,320	7	1998	Avg	3,002	N	N	2723 S IRVING ST
11	60	936360	0200	08/26/14	\$450,000	\$467,000	1,380	7	1968	Avg	5,000	N	N	317 32ND AVE
11	80	056700	0755	12/05/14	\$450,000	\$454,000	1,400	7	2001	Avg	1,709	N	N	1121 29TH AVE S
11	80	073000	0190	05/13/13	\$340,000	\$401,000	1,437	7	1998	Avg	2,742	N	N	2712 S IRVING ST
11	80	103200	0077	01/22/13	\$340,000	\$412,000	1,437	7	1998	Avg	3,002	N	N	2711 S IRVING ST
11	80	103200	0091	05/17/13	\$322,700	\$380,000	1,437	7	1998	Avg	3,390	N	N	2729 S IRVING ST
11	80	125020	1245	09/05/13	\$470,000	\$538,000	1,480	7	1919	Good	4,800	N	N	310 29TH AVE S
11	80	713730	0100	10/28/14	\$425,000	\$433,000	1,500	7	1996	Avg	2,310	N	N	2720 S ELMWOOD PL
11	60	684070	0665	06/25/12	\$490,000	\$625,000	1,510	7	1925	Avg	5,700	Y	N	506 29TH AVE
11	80	140030	0140	03/06/13	\$287,200	\$345,000	1,600	7	1910	Avg	2,048	N	N	710 28TH AVE S
11	80	783380	0070	11/21/14	\$350,000	\$354,000	1,700	7	1997	Avg	4,400	N	N	2709 S MAIN ST
11	80	056700	0375	12/06/13	\$369,000	\$412,000	1,760	7	1960	Avg	5,000	N	N	2900 S JUDKINS ST
11	60	918720	0345	07/09/14	\$599,000	\$631,000	1,880	7	1901	Good	5,750	N	N	125 30TH AVE
11	80	341660	1021	09/26/14	\$569,500	\$586,000	1,960	7	1907	Avg	3,194	N	N	210 28TH AVE S
11	60	684070	0770	10/07/14	\$541,300	\$555,000	1,980	7	1925	Avg	4,550	Y	N	311 29TH AVE
11	70	056700	0225	12/19/13	\$507,000	\$564,000	2,090	7	1906	Avg	4,495	Y	N	1115 30TH AVE S
11	60	918720	0340	04/24/14	\$635,000	\$683,000	2,280	7	1959	Good	5,750	Y	N	131 30TH AVE
11	60	036600	0110	05/30/13	\$650,000	\$763,000	2,340	7	1904	Good	5,050	N	N	203 30TH AVE
11	60	936360	0125	09/24/13	\$604,000	\$688,000	2,420	7	1900	Good	5,000	N	N	3010 E ALDER ST
11	40	684070	0510	11/07/13	\$550,000	\$619,000	2,830	7	1981	Avg	4,333	N	N	537 28TH AVE
11	60	918720	0095	12/02/14	\$432,500	\$436,000	3,080	7	1900	Poor	5,500	Y	N	149 28TH AVE
11	80	327480	0464	02/10/14	\$326,000	\$358,000	730	8	2012	Avg	1,325	N	N	925 MARTIN LUTHER KING JR WAY
11	80	327480	0471	05/29/13	\$344,950	\$405,000	730	8	2012	Avg	1,356	N	N	925 B MARTIN LUTHER KING JR WAY S
11	80	125020	0820	03/19/12	\$318,000	\$415,000	760	8	1905	Good	6,000	N	N	520 MARTIN LUTHER KING JR WAY S
11	80	056700	0392	11/03/14	\$363,000	\$369,000	800	8	2009	Avg	1,201	N	N	1122 C 29TH AVE S
11	80	056700	0392	06/24/13	\$335,800	\$392,000	800	8	2009	Avg	1,201	N	N	1122 C 29TH AVE S
11	80	056700	0733	08/05/13	\$390,000	\$450,000	840	8	2009	Avg	1,493	N	N	1105 29TH AVE S



Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	80	327480	0468	07/31/13	\$344,000	\$398,000	860	8	2012	Avg	1,298	N	N	921 C MARTIN LUTHER KING JR WAY S
11	80	327480	0461	05/22/13	\$345,000	\$406,000	890	8	2012	Avg	1,827	N	N	913 B MARTIN LUTHER KING JR WAY S
11	60	536620	0550	07/30/13	\$505,000	\$584,000	930	8	1977	Good	3,000	N	N	603 32ND AVE
11	70	690920	0005	09/16/14	\$559,950	\$578,000	950	8	2014	Avg	2,028	N	N	1302 30th Ave S
11	80	327480	0467	06/24/13	\$341,000	\$398,000	950	8	2012	Avg	957	N	N	921 B MARTIN LUTHER KING JR WAY S
11	70	690920	0006	09/14/14	\$599,000	\$619,000	950	8	2014	Avg	1,023	N	N	1300 30th Ave S
11	70	690920	0007	09/03/14	\$620,000	\$642,000	950	8	2014	Avg	858	N	N	3001 S Judkins St
11	70	690920	0008	09/30/14	\$569,950	\$586,000	950	8	2014	Avg	1,692	N	N	3003 S Judkins St
11	80	327480	0460	12/26/12	\$350,000	\$427,000	960	8	2012	Avg	1,280	N	N	913 A MARTIN LUTHER KING JR WAY S
11	80	327480	0460	05/20/14	\$387,000	\$413,000	960	8	2012	Avg	1,280	N	N	913 A MARTIN LUTHER KING JR WAY S
11	80	327480	0473	05/29/13	\$349,000	\$410,000	960	8	2012	Avg	1,363	N	N	923 A MARTIN LUTHER KING JR WAY S
11	80	327480	0462	01/22/13	\$345,000	\$418,000	970	8	2012	Avg	1,331	N	N	921 A MARTIN LUTHER KING JR WAY S
11	80	364410	0055	06/28/12	\$397,500	\$507,000	980	8	2012	Avg	2,670	N	N	2810 S IRVING ST
11	80	327480	0463	09/25/13	\$337,000	\$384,000	1,000	8	2012	Avg	1,359	N	N	915 C MARTIN LUTHER KING JR WAY S
11	80	327480	0472	04/28/13	\$349,950	\$414,000	1,000	8	2012	Avg	1,374	N	N	923 B MARTIN LUTHER KING JR WAY S
11	80	327480	0469	06/18/13	\$349,950	\$409,000	1,020	8	2012	Avg	1,364	N	N	919 B MARTIN LUTHER KING JR WAY S
11	80	327480	0465	06/21/13	\$349,950	\$409,000	1,060	8	2012	Avg	990	N	N	915 B MARTIN LUTHER KING JR WAY S
11	80	327480	0470	04/23/13	\$349,950	\$415,000	1,070	8	2012	Avg	1,357	N	N	919 A MARTIN LUTHER KING JR WAY
11	60	918720	0232	03/27/13	\$366,000	\$437,000	1,150	8	2006	Avg	1,117	N	N	111 B 29TH AVE
11	60	918720	0236	02/03/14	\$332,500	\$366,000	1,150	8	2006	Avg	1,287	N	N	109 A 29TH AVE
11	80	056700	0501	10/10/12	\$419,950	\$522,000	1,150	8	2012	Avg	1,425	N	N	910 29TH AVE S
11	80	056700	0500	10/10/12	\$419,950	\$522,000	1,160	8	2012	Avg	1,425	N	N	916 29TH AVE S
11	80	056700	0775	09/12/14	\$449,000	\$464,000	1,160	8	2008	Avg	1,296	N	N	2800 S JUDKINS ST
11	80	056700	0777	02/12/13	\$349,900	\$422,000	1,160	8	2008	Avg	1,228	N	N	1214 BRADNER PL S
11	80	713730	0196	11/19/13	\$359,000	\$403,000	1,170	8	2013	Avg	920	N	N	1133 BRADNER PL S
11	80	713730	0197	12/05/13	\$366,000	\$409,000	1,170	8	2013	Avg	920	N	N	1135 BRADNER PL S
11	80	713730	0198	11/06/13	\$359,000	\$404,000	1,170	8	2013	Avg	920	N	N	1137 BRADNER PL S
11	80	713730	0199	10/15/13	\$372,000	\$421,000	1,170	8	2013	Avg	920	N	N	1139 BRADNER PL S
11	80	327480	0466	02/26/13	\$357,000	\$429,000	1,200	8	2012	Avg	1,372	N	N	915 A MARTIN LUTHER KING JR WAY S
11	80	713730	0195	10/16/13	\$399,000	\$452,000	1,230	8	2013	Avg	1,171	N	N	1131 BRADNER PL S
11	80	713730	0201	10/29/13	\$395,000	\$446,000	1,230	8	2013	Avg	1,652	N	N	1141 BRADNER PL S



Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	80	056700	0502	09/20/12	\$419,000	\$524,000	1,320	8	2012	Avg	1,542	N	N	908 B 29TH AVE S
11	80	056700	0503	10/18/12	\$419,950	\$521,000	1,320	8	2012	Avg	1,612	N	N	908 A 29TH AVE S
11	60	536620	0665	03/25/14	\$409,500	\$444,000	1,330	8	1906	Good	3,000	N	N	522 30TH AVE
11	80	056700	0419	04/11/13	\$380,500	\$452,000	1,385	8	2006	Avg	1,372	N	N	2903 S NORMAN ST
11	60	036600	0060	02/26/13	\$480,000	\$577,000	1,390	8	1906	Good	3,150	N	N	212 29TH AVE
11	80	056700	0408	06/02/14	\$400,000	\$426,000	1,405	8	2006	Avg	936	N	N	1108 B 29TH AVE S
11	80	056700	0402	09/25/12	\$340,000	\$424,000	1,410	8	2008	Avg	1,161	N	N	1114 A 29TH AVE S
11	80	327480	0224	01/14/14	\$405,000	\$448,000	1,452	8	2013	Avg	2,073	N	N	918 MARTIN LUTHER KING JR WAY S
11	70	690920	0401	09/08/14	\$536,500	\$555,000	1,470	8	2000	Avg	3,515	Y	N	1356 30TH AVE S
11	80	056700	0508	04/19/13	\$420,000	\$498,000	1,470	8	2007	Avg	1,599	N	N	900 29TH AVE S
11	80	056700	0268	08/21/14	\$450,000	\$468,000	1,479	8	2003	Avg	2,710	Y	N	1124 YAKIMA AVE S
11	80	327480	0223	01/14/14	\$382,500	\$423,000	1,480	8	2013	Avg	926	N	N	918 MARTIN LUTHER KING JR WAY S
11	70	035700	0025	10/20/14	\$570,000	\$582,000	1,490	8	1912	Good	3,760	N	N	1125 31ST AVE S
11	80	327480	0221	12/17/13	\$365,000	\$407,000	1,490	8	2013	Avg	1,131	N	N	918 MARTIN LUTHER KING JR WAY S
11	80	327480	0222	12/04/13	\$349,950	\$391,000	1,510	8	2013	Avg	762	N	N	918 MARTIN LUTHER KING JR WAY S
11	70	035700	0020	11/19/13	\$480,000	\$539,000	1,540	8	1912	VGood	3,760	N	N	1121 31ST AVE S
11	60	936360	0457	06/03/14	\$785,200	\$835,000	1,540	8	1910	VGood	3,500	N	N	3104 E JEFFERSON ST
11	60	536620	0695	08/09/12	\$511,000	\$645,000	1,570	8	1907	Good	3,000	N	N	539 31ST AVE
11	70	364410	0265	07/11/12	\$749,000	\$952,000	1,580	8	2006	Avg	3,360	Y	N	1325 30TH AVE S
11	70	125020	1550	09/25/14	\$735,000	\$757,000	1,610	8	1925	VGood	3,600	Y	N	535 31ST AVE S
11	80	713730	0170	10/11/13	\$580,000	\$658,000	1,630	8	1910	Good	2,805	N	N	2715 S ELMWOOD PL
11	60	936360	0306	06/14/13	\$630,000	\$737,000	1,650	8	1984	Good	5,000	N	N	407 31ST AVE
11	70	125020	1565	04/04/13	\$505,000	\$601,000	1,700	8	2005	Avg	3,600	Y	N	531 31ST AVE S
11	80	327480	0220	09/23/13	\$449,000	\$512,000	1,700	8	2013	Avg	1,415	N	N	918 MARTIN LUTHER KING JR WAY S
11	60	536620	0460	05/20/14	\$619,500	\$661,000	1,700	8	1992	Avg	4,105	N	N	625 32ND AVE
11	80	379600	0244	02/21/13	\$552,950	\$666,000	1,720	8	2012	Avg	4,100	N	N	2760 S MAIN ST
11	60	155620	0265	07/23/14	\$552,500	\$579,000	1,760	8	1907	Good	4,025	N	N	541 30TH AVE
11	60	936360	0205	04/15/12	\$595,000	\$772,000	1,760	8	1916	Good	5,000	N	N	323 32ND AVE
11	80	429480	0060	01/05/13	\$465,000	\$566,000	1,780	8	2012	Avg	5,415	N	N	2806 S DEARBORN ST
11	60	918720	0190	05/22/12	\$657,000	\$845,000	1,790	8	1904	VGood	4,000	N	N	145 29TH AVE
11	70	955220	0065	03/28/14	\$723,000	\$784,000	1,820	8	1991	Good	5,400	Y	N	538 29TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	60	918720	0320	07/18/12	\$640,000	\$812,000	1,890	8	1906	Good	5,750	Y	N	151 30TH AVE
11	60	536620	0570	11/25/13	\$695,000	\$779,000	1,930	8	1906	VGood	3,000	N	N	613 32ND AVE
11	60	860190	0050	08/21/13	\$757,500	\$871,000	1,960	8	1912	VGood	5,175	N	N	331 30TH AVE
11	70	341660	0800	04/27/12	\$685,000	\$886,000	1,980	8	1928	VGood	4,000	Y	N	119 30TH AVE S
11	80	327480	0455	11/20/12	\$480,000	\$591,000	2,060	8	2012	Avg	3,177	N	N	911 MARTIN LUTHER KING JR WAY S
11	70	056700	0217	05/15/13	\$725,000	\$855,000	2,080	8	2007	Avg	3,000	Y	N	1109 30TH AVE S
11	60	936360	0005	05/15/12	\$643,500	\$829,000	2,230	8	1990	Good	5,000	N	N	3114 E SPRUCE ST
11	60	036600	0095	10/09/14	\$890,000	\$912,000	2,310	8	1907	Good	4,652	N	N	209 30TH AVE
11	70	000760	0119	06/05/13	\$535,000	\$627,000	3,080	8	1911	Avg	5,750	N	N	2921 YESLER WAY
11	80	713730	0125	07/20/12	\$515,000	\$653,000	1,550	9	2012	Avg	2,310	N	N	2734 S ELMWOOD PL
11	70	341660	0803	05/08/13	\$723,700	\$855,000	1,800	9	2000	Avg	4,000	N	N	115 30TH AVE S
11	60	684170	0100	09/29/14	\$740,000	\$761,000	1,820	9	1907	VGood	4,000	N	N	338 29TH AVE
11	70	569900	0009	07/31/13	\$683,300	\$790,000	1,830	9	1980	Good	3,996	Y	N	935 31ST AVE S
11	60	936360	0365	04/01/14	\$925,000	\$1,001,000	1,880	9	2008	Avg	5,000	N	N	503 31ST AVE
11	60	860190	0075	05/22/13	\$739,000	\$870,000	2,030	9	1904	Avg	6,600	N	N	322 29TH AVE
11	80	636290	0250	09/24/13	\$578,888	\$659,000	2,220	9	2013	Avg	2,640	N	N	714 28TH AVE S
11	70	341660	0651	09/13/13	\$849,000	\$970,000	2,250	9	2013	Avg	4,000	N	N	114 30TH AVE S
11	60	936360	0085	06/20/13	\$969,900	\$1,133,000	2,370	9	2009	Avg	3,250	N	N	3017 E ALDER ST
11	60	918720	0285	05/05/14	\$823,000	\$882,000	2,780	9	1908	Good	5,000	N	N	124 29TH AVE
11	80	379600	0220	12/09/13	\$795,000	\$888,000	2,940	9	1904	VGood	5,000	N	N	2753 S WASHINGTON ST
11	70	364410	0495	01/21/14	\$709,790	\$783,000	1,950	10	2013	Avg	2,400	Y	N	1353 30th Ave south
11	70	364410	0500	01/23/14	\$699,950	\$772,000	1,950	10	2013	Avg	2,400	Y	N	1355 30TH AVE S
11	80	429480	0061	05/20/13	\$659,000	\$776,000	2,450	10	2013	Avg	4,039	N	N	2810 S DEARBORN ST
11	70	447340	0025	08/16/12	\$820,000	\$1,033,000	2,480	10	2004	Avg	2,695	Y	N	711 31ST AVE S
11	70	429480	0115	02/27/13	\$810,000	\$974,000	2,650	10	2002	Avg	4,200	Y	N	715 30TH AVE S
11	70	125020	1405	05/15/13	\$1,075,000	\$1,267,000	2,990	10	1904	VGood	7,920	N	N	402 30TH AVE S
11	70	690920	0423	08/05/13	\$1,274,000	\$1,470,000	3,550	10	2006	Avg	1,952	Y	N	1375 31ST AVE S

Improved Sales Removed in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	30	000760	0138	11/27/12	\$223,985	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	40	000760	0210	11/19/14	\$515,464	PREVIOUS IMP. VALUE <= 25K; BUILDER OR DEVELOPER SALES
3	40	036300	0035	04/10/12	\$525,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
3	40	036300	0045	09/16/14	\$360,000	UNFINISHED AREA; AUCTION SALE; EXEMPT FROM EXCISE TAX
3	80	042404	9043	08/11/14	\$450,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
3	80	042404	9058	10/03/13	\$408,000	PERCENT COMPLETE
3	80	042404	9284	10/16/14	\$310,000	PERCENT COMPLETE
3	10	067600	0120	09/25/13	\$600,000	NO MARKET EXPOSURE
3	20	095500	0053	08/28/12	\$739,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	095500	0054	01/13/12	\$356,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	095500	0075	10/31/13	\$261,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	20	095500	0185	05/13/14	\$607,000	RELOCATION - SALE TO SERVICE
3	20	095500	0195	11/06/12	\$436,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	40	121100	0050	11/15/13	\$231,245	DOR RATIO; NO MARKET EXPOSURE
3	40	121100	0070	08/13/13	\$409,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	40	121100	0225	01/27/12	\$295,000	NON-NORMAL DISTRIBUTION; STATISTICAL OUTLIER
3	80	125020	0504	04/13/12	\$165,000	DOR RATIO
3	80	125020	0535	08/29/12	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	80	125020	0680	09/20/12	\$290,000	NO MARKET EXPOSURE; TEAR DOWN
3	80	125020	0735	04/11/12	\$282,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
3	80	125020	0767	12/12/12	\$271,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	80	128530	0085	11/12/12	\$257,000	NO MARKET EXPOSURE
3	80	128530	0130	04/10/13	\$225,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3	80	128530	0170	01/27/12	\$255,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	20	133680	0280	09/05/12	\$1,020,000	NO MARKET EXPOSURE
3	20	133880	0985	10/14/14	\$105,334	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEEDS
3	30	171040	0095	06/17/13	\$277,372	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEEDS
3	30	193480	0178	09/05/14	\$305,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	80	193730	0180	06/06/14	\$435,000	PREVIOUS IMP. VALUE <= 25K
3	10	216390	0270	11/13/13	\$675,000	ACTIVE PERMIT BEFORE SALE >25K

Improved Sales Removed in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	10	216390	0270	10/09/12	\$520,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	219760	0200	06/25/13	\$436,050	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	219760	0480	05/11/12	\$830,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
3	30	219760	0510	03/01/13	\$261,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	30	225450	1040	06/10/14	\$165,639	DOR RATIO; QUIT CLAIM DEED; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	30	225450	1095	11/13/14	\$729,999	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	30	225450	1097	11/18/14	\$589,999	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	30	225450	1125	12/05/14	\$825,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
3	30	225450	1145	04/17/12	\$659,000	NON-NORMAL DISTRIBUTION; STATISTICAL OUTLIER
3	30	225450	1450	08/28/14	\$350,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	225450	1495	10/26/12	\$250,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
3	30	225450	1495	11/03/14	\$787,500	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	30	225450	1795	01/15/14	\$70,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	225450	1795	01/06/14	\$70,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	30	225450	1827	11/20/12	\$559,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	225450	1835	05/23/14	\$45,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	225450	2093	02/23/12	\$218,700	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
3	30	225550	0125	07/16/14	\$749,950	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	30	225550	0125	02/22/13	\$318,000	SEGREGATION AND/OR MERGER; BUILDER OR DEVELOPER SALES
3	30	225650	0016	03/25/13	\$568,000	RELOCATION - SALE TO SERVICE
3	30	225850	0010	11/12/13	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	225850	0040	04/04/12	\$310,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
3	30	225850	0045	09/23/14	\$317,500	PREVIOUS IMP. VALUE <= 25K
3	80	246090	0035	04/04/14	\$320,000	NO MARKET EXPOSURE; AUCTION SALE; EXEMPT FROM EXCISE TAX
3	10	255995	0080	03/20/12	\$515,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
3	30	257240	0005	08/13/12	\$330,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	30	257240	0104	02/27/12	\$252,002	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	30	257240	0180	02/28/12	\$225,000	LEASE OR LEASE-HOLD
3	30	257240	0181	02/06/12	\$223,200	AFFORDABLE HOUSING SALES; LEASE OR LEASE-HOLD
3	30	303720	0045	11/13/14	\$600,000	PREVIOUS IMP. VALUE <= 25K

Improved Sales Removed in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	30	303720	0060	07/29/13	\$250,000	DOR RATIO; IMP CHARACTERISTICS CHANGED SINCE SALE
3	10	304320	0035	07/01/14	\$600,000	PREVIOUS IMP. VALUE <= 25K
3	10	304320	0160	02/20/14	\$1,055,000	NO MARKET EXPOSURE
3	10	330370	0515	10/01/12	\$1,050,000	IMP. COUNT > 1
3	80	331950	0310	07/24/13	\$184,176	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEEDS
3	80	331950	0336	02/23/12	\$259,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	80	331950	0625	10/28/13	\$3,400,000	DOR RATIO; % COMPLETE; PREVIOUS IMP. VALUE <= 25K; MULTI-PARCEL SALE
3	80	331950	0625	11/10/14	\$429,000	SALES DATA DOES NOT MATCH ASSESSED VALUE; % COMPLETE; PREVIOUS IMP. VALUE <= 25K
3	80	331950	0966	02/02/12	\$147,500	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	80	331950	1598	03/01/12	\$215,000	NON-REPRESENTATIVE SALE; BUILDER OR DEVELOPER SALES
3	80	331950	1810	03/07/12	\$205,000	DOR RATIO; GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	80	332000	0212	10/06/14	\$397,500	ACTIVE PERMIT BEFORE SALE >25K
3	80	332000	0665	12/04/14	\$181,500	PREVIOUS IMP. VALUE <= 25K; UNFINISHED AREA
3	80	332000	0970	06/21/12	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	80	364610	0986	09/03/14	\$232,858	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	10	366750	0148	03/17/14	\$378,000	RELOCATION - SALE TO SERVICE
3	80	379600	0054	05/14/12	\$240,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	30	392740	0035	04/04/12	\$370,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
3	30	422690	0211	10/23/14	\$560,000	IMP. COUNT > 1
3	20	423240	0415	08/12/13	\$575,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	20	501100	0045	01/11/12	\$561,590	DOR RATIO; FORCED SALE; NO MARKET EXPOSURE
3	20	519110	0200	11/26/12	\$469,990	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	600300	1392	11/15/12	\$590,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
3	10	600350	0750	11/14/14	\$580,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	10	600350	1732	12/19/12	\$599,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	80	605860	0005	11/04/13	\$445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	80	605860	0220	07/31/14	\$230,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
3	80	605860	0250	08/25/14	\$250,000	NO MARKET EXPOSURE
3	80	605860	0280	09/25/12	\$200,500	FORCED SALE; NO MARKET EXPOSURE
3	80	605860	0315	03/09/12	\$249,000	IMP CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	80	605860	0315	06/06/14	\$375,000	NON-REPRESENTATIVE SALE
3	80	605860	0385	08/11/14	\$390,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
3	80	636290	0090	11/04/13	\$400,000	PERCENT COMPLETE
3	80	636290	0090	03/20/12	\$355,000	PERCENT COMPLETE
3	80	636290	0091	11/22/13	\$410,000	PERCENT COMPLETE
3	80	636290	0091	07/03/12	\$270,000	PERCENT COMPLETE
3	80	636290	0092	12/09/13	\$389,400	PERCENT COMPLETE
3	80	636290	0093	12/09/13	\$369,900	PERCENT COMPLETE
3	80	636290	0094	12/17/13	\$369,900	PERCENT COMPLETE
3	80	636290	0097	01/29/14	\$365,000	PERCENT COMPLETE
3	80	636290	0098	01/29/14	\$365,000	PERCENT COMPLETE
3	80	636290	0099	01/29/14	\$372,000	PERCENT COMPLETE
3	40	684070	0960	10/30/12	\$267,929	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; GOV'T TO GOV'T; AND OTHER WARNINGS
3	40	684070	1050	11/07/13	\$380,000	NON-NORMAL DISTRIBUTION; STATISTICAL OUTLIER
3	40	684070	1095	09/03/14	\$375,001	AUCTION SALE; FORCED SALE
3	40	684070	1130	06/24/14	\$283,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	40	684070	1135	12/19/13	\$350,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	40	684070	1150	07/02/14	\$267,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
3	40	684070	1401	01/30/14	\$170,000	DOR RATIO
3	40	684070	1610	01/12/12	\$232,458	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
3	40	684070	1625	10/27/14	\$270,750	NON-REPRESENTATIVE SALE; BUILDER OR DEVELOPER SALES
3	40	684070	1710	06/20/14	\$240,000	ACTIVE PERMIT BEFORE SALE >25K
3	10	684820	0018	05/07/13	\$615,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	684820	0272	12/28/12	\$700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	684820	0342	04/10/13	\$628,125	IMP. COUNT > 1
3	10	684820	0475	11/26/14	\$933,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
3	10	684820	0476	11/25/14	\$1,400,000	NO MARKET EXPOSURE
3	10	685170	0260	12/17/12	\$200,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	10	685170	0355	12/13/12	\$95,500	DOR RATIO; NO MARKET EXPOSURE; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
3	10	685270	0286	02/27/13	\$475,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	80	712830	0150	11/07/13	\$295,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	80	712830	0585	10/01/12	\$250,000	NO MARKET EXPOSURE
3	80	713230	0033	07/24/13	\$249,500	AFFORDABLE HOUSING SALES; LEASE OR LEASE-HOLD
3	80	713730	0055	03/26/12	\$193,000	MULTI-PARCEL SALE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	80	713730	0057	03/26/12	\$193,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	30	722850	0325	07/06/12	\$225,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
3	30	722850	0525	10/25/12	\$393,750	DOR RATIO; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	30	722850	1520	11/21/13	\$193,647	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	722850	1785	12/26/13	\$197,101	BANKRUPTCY- RECEIVER OR TRUSTEE; GOV'T TO GOV'T; SHERIFF / TAX SALE
3	30	722850	1875	06/28/12	\$385,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
3	30	722850	1901	02/17/12	\$157,800	DOR RATIO; GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	30	722850	2235	07/25/13	\$627,750	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
3	30	722850	2385	07/27/12	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	723460	0008	04/22/13	\$30,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	723460	0876	08/01/12	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	723460	1370	07/11/14	\$850,000	NO MARKET EXPOSURE
3	30	723460	1370	09/03/12	\$635,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
3	30	723460	1531	10/26/12	\$380,000	DOR RATIO; SEGREGATION AND/OR MERGER
3	30	754480	0404	10/06/13	\$163,016	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	80	765860	0025	07/09/14	\$700,000	IMP. COUNT > 1
3	30	794260	0007	10/03/12	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	794260	0075	07/19/13	\$355,768	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	30	794260	0120	08/26/13	\$117,900	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEEDS
3	30	794260	0910	12/16/14	\$575,000	PREVIOUS IMP. VALUE <= 25K
3	30	794260	1090	03/13/13	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	794260	1110	05/30/13	\$380,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	794260	1145	06/27/13	\$181,336	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	794260	1145	06/27/13	\$188,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	794260	1475	05/20/14	\$345,600	DOR RATIO
3	30	794260	1510	03/15/13	\$608,000	NO MARKET EXPOSURE; 1031 TRADE

Improved Sales Removed in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	30	794260	1770	05/30/12	\$250,000	DOR RATIO; NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	30	794260	1785	10/18/13	\$632,298	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	30	794260	1805	06/06/13	\$433,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	30	794260	1895	05/29/13	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	794260	1895	08/19/14	\$640,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	30	794260	1970	02/25/13	\$505,000	SEGREGATION AND/OR MERGER; BUILDER OR DEVELOPER SALES
3	30	794260	2080	05/28/13	\$222,536	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
3	30	794260	2080	06/16/14	\$660,000	SALES DATA DOES NOT MATCHED ASSESSED VALUE
3	30	794260	2160	11/06/14	\$301,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
3	30	794260	2195	11/17/14	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	10	808090	0055	03/21/13	\$442,000	NO MARKET EXPOSURE
3	80	872810	0585	07/31/12	\$232,972	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
3	80	872810	0660	01/28/13	\$292,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	80	872810	0805	07/28/14	\$625,000	ACTIVE PERMIT BEFORE SALE >25K
3	30	912610	0060	12/09/14	\$520,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	912610	0205	12/19/14	\$249,000	DOR RATIO; NO MARKET EXPOSURE; QUIT CLAIM DEED
3	30	912610	0355	07/17/12	\$394,678	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
3	30	912610	0355	07/03/12	\$420,005	FORCED SALE; NO MARKET EXPOSURE
3	30	912610	0355	08/29/12	\$320,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE
3	30	912610	0765	08/01/14	\$455,000	ACTIVE PERMIT BEFORE SALE >25K
3	30	912610	0765	12/23/13	\$280,000	ACTIVE PERMIT BEFORE SALE >25K; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	912610	0855	10/10/13	\$370,000	NON-NORMAL DISTRIBUTION; STATISTICAL OUTLIER
3	30	912610	0866	06/27/13	\$278,660	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
3	30	912610	0866	02/06/14	\$319,900	SALES DATA DOES NOT MATCH ASSESSED VALUE; FINANCIAL INSTITUTION RESALE
3	30	912610	0975	01/29/13	\$372,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	30	912610	1011	11/04/14	\$332,500	PREVIOUS IMP. VALUE <= 25K
3	30	912610	1011	06/28/13	\$300,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE; QUIT CLAIM DEED
3	30	912610	1221	11/20/13	\$409,815	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
3	30	912610	1356	03/07/13	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	912610	1512	04/16/13	\$154,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	30	912610	1730	04/08/13	\$219,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
3	80	937930	0010	03/08/12	\$249,990	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
3	80	937930	0028	06/27/13	\$196,040	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
3	10	949770	0060	12/29/12	\$1,388,200	MULTI-PARCEL SALE
3	40	981870	0095	04/16/12	\$280,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
3	40	981870	0455	01/16/14	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	40	981870	0571	06/11/13	\$218,500	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	982670	0700	11/03/14	\$559,000	DOR RATIO; IMP. COUNT > 1; % COMPLETE
3	30	982670	0700	11/20/13	\$1,190,000	IMP. COUNT > 1; % COMPLETE
3	30	982670	1202	10/30/13	\$317,150	FORCED SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	30	982670	1335	06/18/12	\$150,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3	30	982670	1350	08/02/12	\$510,000	IMP. COUNT > 1
3	30	982670	1735	01/02/14	\$416,500	SEGREGATION AND/OR MERGER; BUILDER OR DEVELOPER SALES
3	30	982670	1777	10/09/14	\$110,000	DOR RATIO
3	30	982670	1777	10/13/14	\$110,000	DOR RATIO; QUIT CLAIM DEED
4	40	051900	0015	09/10/14	\$341,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
4	40	051900	0190	06/02/12	\$277,000	DOR RATIO; NO MARKET EXPOSURE
4	40	051900	0235	02/27/13	\$570,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	40	051900	0240	12/17/12	\$611,950	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
4	40	051900	0256	06/06/12	\$435,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
4	40	118900	0030	03/21/12	\$367,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	118900	0220	03/13/13	\$210,600	DOR RATIO; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	50	118900	0285	10/30/13	\$107,932	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
4	50	118900	0410	12/21/12	\$220,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
4	40	118900	0815	06/07/13	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	118900	0910	05/14/12	\$217,000	DOR RATIO
4	40	118900	1283	11/28/12	\$553,454	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
4	40	118900	1283	05/27/14	\$544,900	SALES DATA DOESNOT MATCH ASSESSED VALUE
4	40	118900	1284	12/11/12	\$529,849	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
4	40	118900	1284	05/21/14	\$532,500	SALES DATA DOESNOT MATCH ASSESSED VALUE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	40	118900	1325	03/06/12	\$191,000	DOR RATIO
4	60	155620	0115	11/21/14	\$391,698	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
4	40	181380	0055	03/14/12	\$511,649	FORCED SALE; GOV'T TO GOV'T; NO MARKET EXPOSURE; AND OTHER WARNINGS
4	50	501600	0180	08/28/13	\$450,500	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
4	50	501600	0255	05/10/12	\$182,951	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEEDS
4	40	501600	0735	09/04/12	\$286,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	531710	0285	05/02/14	\$755,000	RELOCATION - SALE TO SERVICE
4	50	531710	0287	05/31/12	\$600,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	60	536620	0160	01/23/14	\$352,750	BANKRUPTCY - RECIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
4	60	536620	0215	11/05/12	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	60	536620	0345	04/23/12	\$625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	60	536620	0400	03/15/14	\$649,950	SALES DATA DOES NOT MATCH ASSESSED VALUE
4	60	536620	0435	03/19/12	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	660000	0050	06/18/14	\$477,000	NON-NORMAL DISTRIBUTION; STATISTICAL OUTLIER
4	50	660000	0055	10/27/14	\$1,649,000	SALES DATA DOES NOT MATCHED ASSESSED VALUE
4	50	660000	0102	09/26/13	\$975,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
4	50	660000	0210	05/08/13	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	40	684070	0020	04/25/14	\$200,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
4	40	684070	0161	04/06/12	\$115,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
4	40	684070	0227	11/01/13	\$290,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
4	40	684070	0235	03/12/13	\$460,000	NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER
4	40	721740	0117	10/27/14	\$572,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
4	40	721740	0267	02/02/12	\$300,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
4	40	721740	0540	11/25/14	\$1,230,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE; TEAR DOWN; AND OTHER WARNINGS
4	40	721740	0685	11/22/13	\$163,396	DOR RATIO; NO MARKET EXPOSURE; QUIT CLAIM DEED
4	40	721740	0735	02/06/14	\$425,000	NON-NORMAL DISTRIBUTION; STATISTICAL OUTLIER
4	40	721740	0735	02/26/13	\$275,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
4	40	721740	1075	05/21/12	\$173,603	DOR RATIO; NO MARKET EXPOSURE; QUIT CLAIM DEED; STATEMENT TO DOR
4	40	721740	1195	08/14/13	\$350,000	NO MARKET EXPOSURE
4	40	721740	1280	12/10/12	\$146,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	40	722850	0094	12/12/14	\$278,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
4	40	796010	0020	02/21/13	\$247,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
4	40	796010	0050	06/13/14	\$408,240	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
4	40	796010	0208	11/19/13	\$174,000	PREVIOUS IMP. VALUE <= 25K
4	40	796010	0255	07/22/13	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	796010	0320	03/05/12	\$255,000	DOR RATIO; NO MARKET EXPOSURE
4	40	796010	0455	04/15/13	\$225,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
4	40	912610	1935	01/25/13	\$315,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
4	40	912610	1975	10/24/12	\$311,100	NON-NORMAL DISTRIBUTION; STATISTICAL OUTLIER
4	50	920990	0035	05/08/12	\$549,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	920990	0300	11/19/12	\$740,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	920990	0310	09/13/12	\$710,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	920990	0420	04/17/14	\$326,000	ACTIVE PERMIT BEFORE SALE >25K
4	50	920990	0445	11/24/14	\$360,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	50	920990	0450	04/23/13	\$774,562	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
4	50	920990	0670	08/25/14	\$1,025,000	NO MARKET EXPOSURE
4	50	920990	0670	09/03/13	\$510,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	40	982820	0237	07/09/12	\$210,000	DOR RATIO; NON-REPRESENTATIVE SALE
4	40	982820	0250	07/09/13	\$376,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
4	40	982820	0460	06/27/14	\$260,000	NON-NORMAL DISTRIBUTION; STATISTICAL OUTLIER
4	40	982820	0495	11/02/12	\$383,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	982820	0620	05/16/12	\$517,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	982820	0790	10/28/14	\$815,000	IMP. COUNT > 1
4	40	982820	0800	04/02/12	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	982820	1182	04/03/13	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	982820	1202	03/30/12	\$31,199	DOR RATIO; QUIT CLAIM DEED; STATEMENT TO DOR
4	40	982820	1302	12/13/12	\$270,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
4	40	982820	1325	01/28/14	\$950,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
4	40	982820	1335	07/18/14	\$562,000	SALES DATA DOES NOT MATCH ASSESSED VALUE; SEGREGATION AND/OR MERGER
4	40	982820	1345	06/14/13	\$715,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K

Improved Sales Removed in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	50	982820	2030	03/05/14	\$345,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
4	50	982820	2215	10/10/13	\$450,000	IMP CHARACTERISTICS CHANGED SINCE SALE
4	50	982820	2255	09/22/14	\$890,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
4	50	982820	2310	06/26/13	\$320,000	NO MARKET EXPOSURE; STATEMENT TO DOR
4	50	982820	2520	12/26/12	\$300,000	NO MARKET EXPOSURE
4	50	982870	0020	01/23/12	\$335,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	982870	0045	02/12/13	\$300,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
4	50	982870	0140	07/09/12	\$485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	982870	0300	04/24/13	\$610,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
4	50	982870	0355	07/06/12	\$48,784	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	982870	0355	06/23/12	\$129,787	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
4	50	982870	0520	08/15/12	\$451,100	NON-REPRESENTATIVE SALE; SEGREGATION AND/OR MERGER; SHORT SALE
4	50	982870	0550	12/19/13	\$375,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
4	50	982870	0560	09/20/12	\$262,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	982870	1105	11/22/13	\$275,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
4	40	982870	1520	02/07/13	\$345,000	OBSOLESCENCE
4	40	982870	1720	10/02/13	\$935,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
4	40	982870	1825	05/07/13	\$380,000	NO MARKET EXPOSURE
4	40	982870	1871	09/06/13	\$221,563	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	40	982870	2125	12/31/13	\$19,400	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	40	982870	2310	05/06/13	\$416,307	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
4	40	982870	2335	09/24/13	\$510,000	DOR RATIO; % COMPLETE; NO MARKET EXPOSURE
4	40	982870	2515	11/27/12	\$186,728	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	40	982870	2555	10/15/13	\$530,000	PREVIOUS IMP. VALUE <= 25K
4	40	982870	2677	09/15/12	\$142,252	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
4	40	982870	2730	07/26/13	\$355,000	NON-NORMAL DISTRIBUTION; STATISTICAL OUTLIER
4	50	983930	0015	09/18/12	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	983930	0230	03/20/12	\$8,000	DOR RATIO; NO MARKET EXPOSURE
4	50	983930	0395	06/03/12	\$389,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	983930	0605	10/06/14	\$341,195	AUCTION SALE; FORCED SALE

Improved Sales Removed in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	60	983930	0925	01/13/12	\$845,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	60	983930	1005	01/31/13	\$140,000	DOR RATIO; NO MARKET EXPOSURE; QUIT CLAIM DEED
4	60	983930	1015	05/16/13	\$445,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	60	983930	1170	09/10/12	\$575,000	NON-NORMAL DISTRIBUTION; STATISTICAL OUTLIER
11	70	000760	0170	10/02/13	\$700,000	NO MARKET EXPOSURE
11	70	035700	0005	12/22/14	\$500,000	ACTIVE PERMIT BEFORE SALE >25K
11	70	056700	0025	12/12/14	\$527,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	70	056700	0050	08/02/13	\$187,963	DOR RATIO; IMP. COUNT > 1; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	80	056700	0100	02/17/12	\$142,000	DOR RATIO
11	80	056700	0100	05/30/12	\$200,000	DOR RATIO; NO MARKET EXPOSURE
11	70	056700	0235	05/29/13	\$440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	70	056700	0250	07/30/13	\$392,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
11	80	056700	0266	05/27/14	\$1,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; \$1,000 SALE OR LESS
11	80	056700	0430	12/12/12	\$265,000	PREVIOUS IMP. VALUE <= 25K
11	80	056700	0575	08/29/12	\$277,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
11	80	056700	0578	06/24/14	\$240,980	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	80	056700	0730	11/19/13	\$402,500	NO MARKET EXPOSURE
11	80	056700	0760	01/15/13	\$275,600	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	80	125020	0785	08/25/13	\$575,000	IMP. COUNT > 1
11	80	125020	0786	05/18/12	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
11	80	125020	1130	05/19/13	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	80	140030	0095	08/28/14	\$131,592	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	60	155620	0205	11/18/14	\$774,900	ACTIVE PERMIT BEFORE SALE >25K
11	60	155620	0205	05/08/14	\$310,000	NO MARKET EXPOSURE
11	80	327480	0025	06/17/13	\$400,000	DOR RATIO; IMP. COUNT > 1; % COMPLETE
11	80	327480	0160	02/20/13	\$250,000	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
11	80	327480	0200	04/30/13	\$180,000	NO MARKET EXPOSURE
11	80	327480	0245	07/31/13	\$321,500	NO MARKET EXPOSURE; CORPORATE AFFILIATES; FINANCIAL INSTITUTION RESALE
11	70	341660	0800	04/27/12	\$685,000	RELOCATION - SALE TO SERVICE
11	80	364410	0094	07/31/12	\$244,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	80	364410	0095	06/05/12	\$105,651	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	80	379600	0244	04/23/12	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	80	429480	0010	11/21/13	\$114,495	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	80	429480	0060	03/09/12	\$300,001	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
11	70	447340	0045	04/02/13	\$300,000	NO MARKET EXPOSURE
11	60	536620	0500	11/22/13	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	60	684070	0675	09/20/13	\$860,000	OBSOLESCENCE
11	80	713730	0070	08/21/12	\$310,000	NO MARKET EXPOSURE
11	80	783380	0090	09/10/13	\$347,100	FORCED SALE; EXEMPT FROM EXCISE TAX
11	60	860190	0110	04/15/13	\$450,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	60	918720	0067	09/25/12	\$108,000	DOR RATIO; NO MARKET EXPOSURE; QUIT CLAIM DEED
11	60	918720	0105	07/22/13	\$783,215	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
11	60	918720	0105	11/22/13	\$259,875	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
11	60	918720	0155	12/23/13	\$276,500	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	60	918720	0245	12/31/14	\$441,000	PREVIOUS IMP. VALUE <= 25K
11	60	918720	0275	11/20/12	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	60	936360	0005	05/15/12	\$643,500	RELOCATION - SALE TO SERVICE
11	60	936360	0345	01/30/14	\$60,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Vacant Sales Used in this Annual Update Analysis

Area 015

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
3	30	303720	0046	10/15/14	\$475,000	5,000	N	N
3	20	501100	0045	02/02/12	\$356,000	4,000	N	N
3	80	605860	0215	07/30/14	\$225,000	2,500	N	N
3	80	636290	0070	07/31/13	\$400,000	5,040	N	N
3	30	794260	2025	12/08/14	\$250,000	3,280	N	N
3	30	794260	1380	08/07/12	\$230,000	5,300	N	N
3	30	912610	0877	11/24/14	\$385,000	4,579	N	N
3	30	912610	0480	07/08/13	\$155,000	3,600	N	N
4	50	531710	0294	08/05/13	\$150,000	5,126	N	N
4	50	920990	0076	07/24/13	\$180,000	4,000	N	N
4	50	920990	0650	06/28/12	\$250,000	4,360	N	N
4	50	982870	1080	03/20/13	\$365,000	4,800	N	N
4	50	982870	1035	12/15/12	\$299,000	6,000	N	N
4	50	982870	0935	09/27/12	\$180,000	4,800	N	N
4	50	983930	0320	01/07/13	\$307,000	4,400	Y	N
4	50	983930	0265	06/18/12	\$220,000	4,400	Y	N
11	70	341660	0651	07/17/12	\$315,000	4,000	N	N
11	80	636290	0250	11/16/12	\$102,000	2,640	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 015

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	20	180690	0075	10/30/13	\$480,000	TEAR DOWN
3	20	180690	0075	02/13/13	\$389,500	AUCTION SALE; EXEMPT FROM EXCISE TAX;
3	30	193480	0040	02/29/12	\$285,000	TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
3	30	225450	1497	11/12/14	\$499,950	CHARACTERISTICS DON'T MATCH ASSESSED VALUE
3	30	225450	1489	10/13/14	\$930,000	CHARACTERISTICS DON'T MATCH ASSESSED VALUE
3	30	225450	1490	10/15/14	\$960,000	CHARACTERISTICS DON'T MATCH ASSESSED VALUE
3	30	225450	1496	10/10/14	\$649,950	CHARACTERISTICS DON'T MATCH ASSESSED VALUE
3	30	225450	1160	10/29/13	\$515,000	SEGREGATION AND/OR MERGER
3	30	225450	1490	10/26/12	\$432,500	TEAR DOWN; BUILDER OR DEVELOPER SALES
3	30	225450	1095	06/11/13	\$435,000	SEGREGATION AND/OR MERGER
3	40	277910	0440	10/14/14	\$4,250	QUIT CLAIM DEED
3	80	331950	0626	11/17/14	\$395,000	CHARACTERISTICS DON'T MATCH ASSESSED VALUE
3	80	331950	0305	08/16/13	\$330,000	SEGREGATION AND/OR MERGER;
3	10	600300	0793	12/30/14	\$342,500	CHARACTERISTICS DON'T MATCH ASSESSED VALUE
3	10	600300	0791	12/23/14	\$675,000	CHARACTERISTICS DON'T MATCH ASSESSED VALUE
3	10	600300	0795	12/23/14	\$756,200	CHARACTERISTICS DON'T MATCH ASSESSED VALUE
3	10	600300	0790	12/23/14	\$627,862	CHARACTERISTICS DON'T MATCH ASSESSED VALUE
3	10	600300	0790	10/01/12	\$654,000	SEGREGATION AND/OR MERGER;
3	80	605860	0215	09/23/13	\$75,000	NO MARKET EXPOSURE
3	10	685070	0661	11/13/13	\$1,067,712	MULTI PARCEL SALE
3	30	722850	1660	10/03/13	\$450,000	TEAR DOWN
3	30	722850	1660	08/05/13	\$320,000	TEAR DOWN
3	30	722850	1660	12/28/12	\$296,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
3	30	754480	0065	04/07/14	\$72,000	NO MARKET EXPOSURE
3	30	754480	0075	04/07/14	\$72,000	NO MARKET EXPOSURE
3	30	794260	2105	03/21/14	\$144,000	NO MARKET EXPOSURE
3	30	794260	1991	07/30/12	\$134,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES;
3	30	982670	0699	11/03/14	\$579,000	CHARACTERISTICS DON'T MATCH ASSESSED VALUE
3	30	982670	0697	11/03/14	\$549,900	CHARACTERISTICS DON'T MATCH ASSESSED VALUE
3	30	982670	0475	06/11/14	\$995,000	NO MARKET EXPOSURE

Vacant Sales Removed in this Annual Update Analysis Area 015

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	30	982670	0475	04/23/13	\$1,005,000	MULTI PARCEL SALE
3	30	982670	1300	08/29/12	\$724,950	TEAR DOWN
3	30	982670	0475	02/23/12	\$900,000	MULTI PARCEL SALE
4	50	118900	0290	10/01/13	\$145,000	TEAR DOWN
4	40	118900	1445	04/26/12	\$122,000	NO MARKET EXPOSURE
4	50	660000	0055	11/19/13	\$507,000	TEAR DOWN
4	40	912610	1980	01/30/13	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	920990	0410	01/17/14	\$175,000	EASEMENT
4	40	982820	0190	07/14/14	\$430,000	MULTI PARCEL SALE
4	40	982820	0071	06/12/12	\$151,500	NO MARKET EXPOSURE
4	40	982870	2100	06/25/13	\$522,500	SEGREGATION AND/OR MERGER
4	40	982870	2590	02/01/12	\$164,375	BANKRUPTCY - RECEIVER OR TRUSTEE;
4	40	982870	2590	02/01/12	\$164,375	SEGREGATION AND/OR MERGER;

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65).

The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

Highest and Best Use

RCW 84.40.030

All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use.

Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922))

The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

RCW 84.36.005

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law.

RCW 36.21.080

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year.

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date of valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.



Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)

...the entire [fee] estate is to be assessed and taxed as a unit...

Folsom v. Spokane County, 111 Wn. 2d 256 (1988)

...the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee...

The Dictionary of Real Estate Appraisal, 3rd Addition, Appraisal Institute.

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.

8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

Certification:

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the "appraisal team" and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.

None

Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed below:

To the best of my knowledge the following services were performed by me within the subject area in the last three years:

- Sales Verification
- Appeals Response Preparation / Review



3/25/2015

Appraiser II

Date